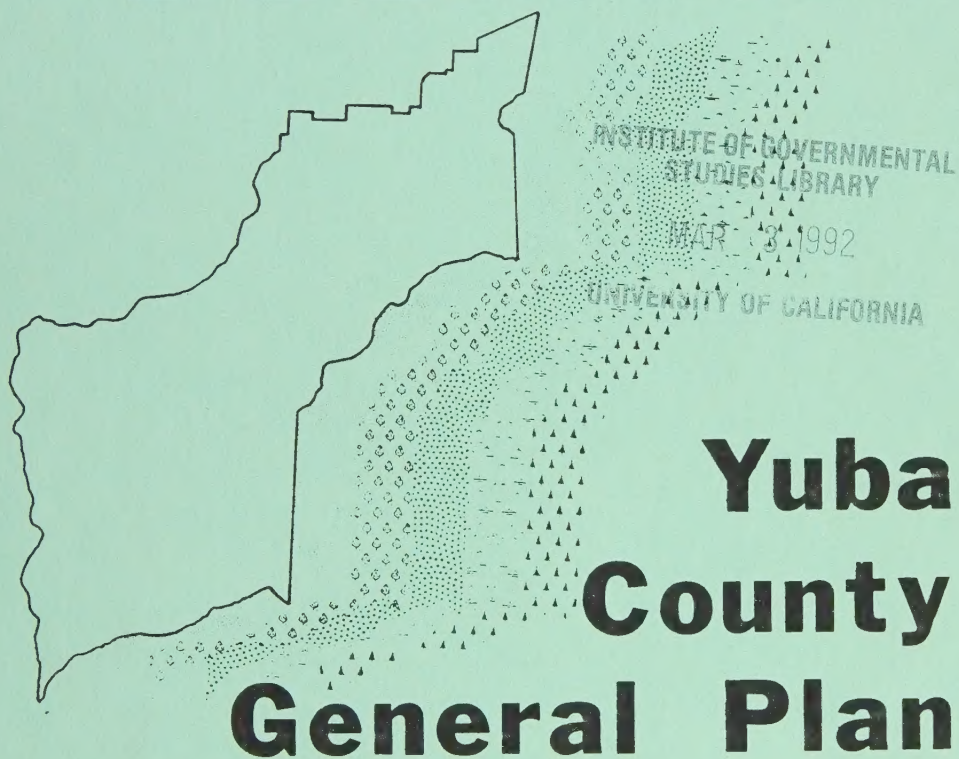


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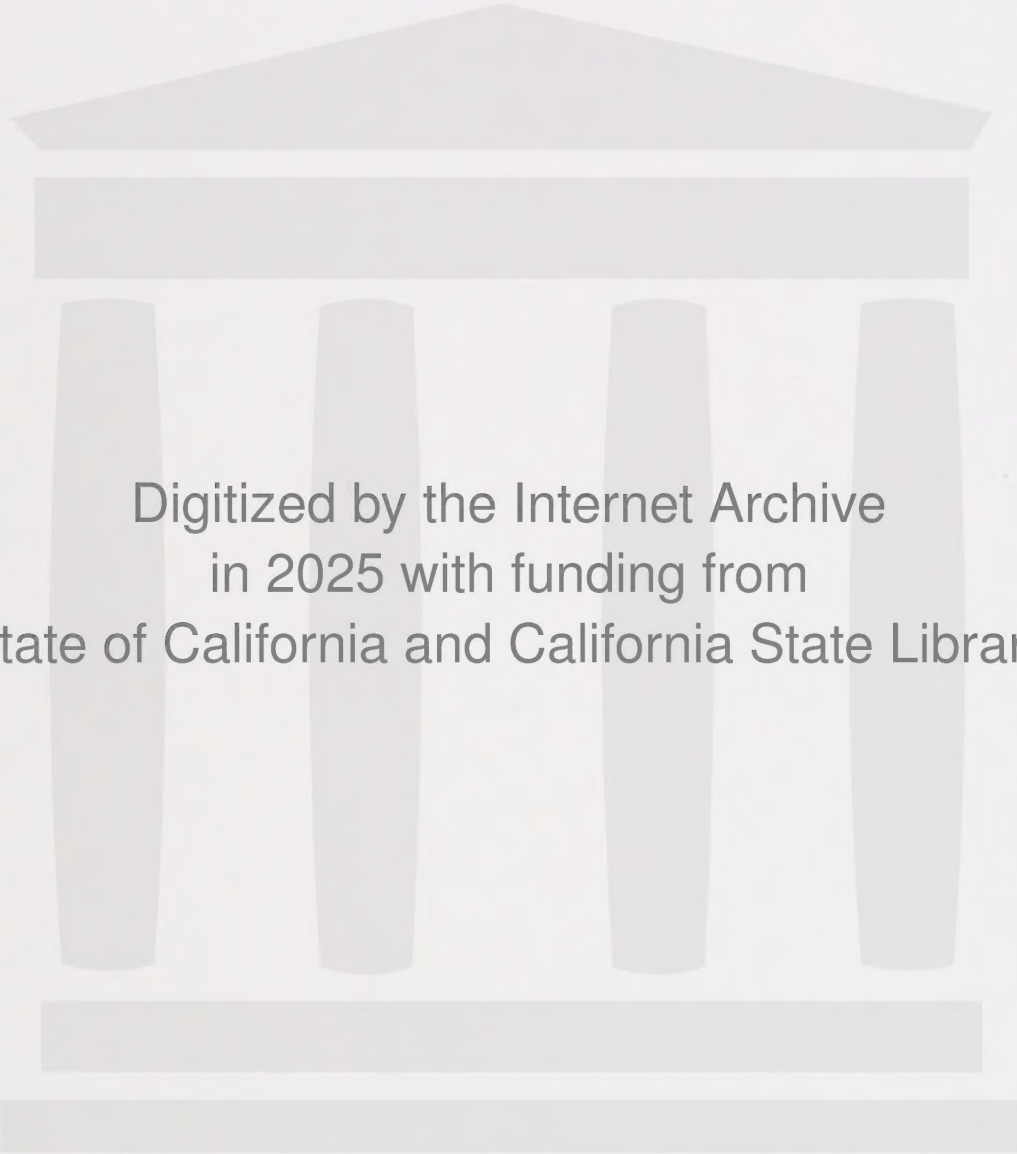


**YUBA COUNTY
PLANNING DEPARTMENT**

LAND
USE
ELEMENT

YUBA
COUNTY
GENERAL PLAN

YUBA COUNTY
PLANNING AND BUILDING SERVICES



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Adopted, Resolution # 1981-263, (12-8-81)

Amended, Resolution # 1983-116, (6-7-83)

Amended, Resolution # 1985-83, (5-14-85)

Amended, Resolution # 1985-184, (10-8-85)

Amended, Resolution # 1986-105, (6-3-86)

Amended, Resolution # 1986-122, (7-1-86)

Edited, December 1986

Amended, Resolution # 1988-186, (12-27-88)

BEFORE THE YUBA COUNTY
BOARD OF SUPERVISORS

IN RE:

RESOLUTION ADOPTING A NEGATIVE DECLARATION) RESOLUTION NO. 1988-186
AND APPROVING GENERAL PLAN AMENDMENT 88-05)
(YUBA COUNTY PLANNING AND BUILDING)
SERVICES DEPARTMENT)

WHEREAS, The Beale Air Force Base Comprehensive Land Use Plan (Beale CLUP) was prepared by the Airport Land Use Commission (SACOG) in accordance with Article 3.5 of the State of California Aeronautics Act commencing at Section 21670 of the California Public Utilities Code; and

WHEREAS, the Beale CLUP was prepared to protect Beale Air Force Base from encroachment by non-compatible land uses, safeguard the general welfare of the inhabitants within the vicinity of the airport, protect the public from the adverse effects of aircraft noise and airport related hazards, and insure that no structures affect navigable airspace; and

WHEREAS, the Beale CLUP defines compatible types and patterns of future land uses, defines the Beale Air Force Base Area of Influence, and limits development in an area which comprises over 30 percent of all lands in Yuba County; and

WHEREAS, the Beale CLUP must be adopted by the Board of Supervisors as part of Yuba County's General Plan in accordance with Article 3.5 of the State of California Aeronautics Act; and

WHEREAS, the Board of Supervisors finds after due deliberation, study and public hearing that the following circumstances exist:

1. The General Plan Land Use Element designates an area of East Linda as Planning Reserve for future urban expansion; and
2. The General Plan Circulation Element will designate a Highway 70 Bypass to be constructed through an area of East Linda; and
3. Portions of the Beale CLUP may be overridden to allow for development providing that the public will not be exposed to excessive levels of noise or hazard that would result from aircraft operations; and
4. An override of portions of the Beale CLUP will contribute to the social and economic well being of Yuba County; and

5. An override of portions of the Beale CLUP shall apply to the areas shown on Exhibit "A" and include criteria to minimize the impacts of excessive noise within the 65 to 75 db noise areas as follows:
- A. New hotels, motels, apartment houses and other dwelling units, except single family detached units, shall be constructed in accordance with noise reduction requirements set forth in California Administrative Code, Title 25, Section 28.
 - B. Single family residential units shall be of a construction type to achieve a Range of Noise Reduction 25 - 35 dBA in general accordance with the Noise Reduction Table shown on page 23 of the Beale AFB Comprehensive Land Use Plan.
 - C. Aviation noise easements shall be required prior to the issuance of building permits and as a condition of subdivision or other discretionary permit approval.

WHEREAS, the Land Use Element of the Yuba County General Plan serves as a data and policy document guiding the overall development and conservation of land within Yuba County; and

WHEREAS, The Land Use Map identifies certain areas where predominant and needed land use activities may take place; and

WHEREAS, to insure internal consistency between the Beale CLUP and the Yuba County General Plan Land Use Map, and Land Use Element, the General Plan must be amended; and

WHEREAS, the Planning staff has initiated and prepared a General Plan Amendment to adopt the Beale Air Force Base Comprehensive Land Use Plan with an override of portions relating to noise and to amend the General Plan Land Use Map and Element text; and

WHEREAS, the Planning Commission of the County of Yuba held a properly noticed public hearing on said amendment on August 3, 1988; and

WHEREAS, following notice and public hearing, the Planning Commission approved a resolution recommending that the Board of Supervisors approve the proposed amendment; and

WHEREAS, the Board of Supervisors of Yuba County has held a duly noticed public hearing in consideration of General Plan Amendment 88-05, to adopt the Beale Air Force Base Comprehensive Land Use Plan and to amend the General Plan Land Use Map and Land Use Element text; and

WHEREAS, the Planning and Building Services Department has conducted an Initial Study and determined that the project will have no significant effect upon the environment; and

WHEREAS, said initial study supports approval of a Negative Declaration under the provisions of the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED that the Yuba County Board of Supervisors to wit:

1. Negative Declaration for this Amendment is hereby approved.
2. The Land Use Map of the Yuba County General Plan is amended incorporating by reference the Beale AFB CLUP noise override area map identified as Exhibit "A".
3. The Land Use Element text of the Yuba County General Plan is amended with the following change:

Policy J.3 to the Land Use Element is added and reads:

"New development within Yuba County shall be in accordance with the boundaries established by the 'Beale Air Force Base Comprehensive Land Use Plan'.

4. The Beale Air Force Base Comprehensive Land Use Plan is hereby adopted and incorporated by reference as part of the Yuba County General Plan with the exception of the following override:

- A. The land use compatibility chart shown on page 25 of the Beale CLUP is amended as follows:

LAND USE COMPATIBILITY CHART FOR AIRCRAFT NOISE¹

<u>Generalized Land Use</u> ²	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>	<u>80-85</u>
Residential	Yes	No ⁴	No ⁴	No	No
Manufacturing	Yes	Yes	Yes	Yes ³	Yes ³
Transportation, communications and utilities	Yes	Yes	Yes	Yes ³	No
Trade, business, and offices	Yes	Yes	Yes	Yes ³	No
Shopping districts	Yes	Yes	Yes	Yes	No
Public and quasi-public services	Yes	No	No	No	No
Recreation	Yes	Yes	Yes	No	No
Public assembly	Yes	No	No	No	No
Agriculture and mining	Yes	Yes	Yes	Yes	Yes

1. It should be recognized that some land uses within each category may be more noise sensitive than others. For these noise sensitive areas, special acoustical studies and additional noise insulation may be required.
2. For a more detailed breakdown of these categories see the land use compatibility guidelines for safety.
3. Interior noise levels for office areas and areas where the public is received should be reduced to the 45-50 db range.
4. Residential uses may be permitted in the noise override area identified on Exhibit Map "A" at currently authorized zoning densities subject to the following mitigations:
 - New hotels, motels, apartment houses and other dwelling units, except single family detached units, shall be constructed in accordance with noise reduction requirements set forth in California Administrative Code, Title 25, Section 28.
 - Single family residential units shall be of a construction type to achieve a Range of Noise Reduction 25 - 35 dBA in general accordance with the Noise Reduction Table shown on page 23 of the Beale AFB Comprehensive Land Use Plan.
 - Aviation noise easements shall be required prior to the issuance of building permits and as a condition of subdivision or other discretionary permit approval.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the 27th day of December, 1988 by the following vote:

AYES: Supervisors Deveraux, Dower, Harper, Mathews and McGill

NOES: None

ABSENT: None

Bill Harper
CHAIRMAN

ATTEST:

Fred Morawcznski,
Clerk of the Board of Supervisors

By: Kathleen S. Burgess
Kathleen S. Burgess, Deputy

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: Timothy Hayes
Timothy Hayes, County Counsel

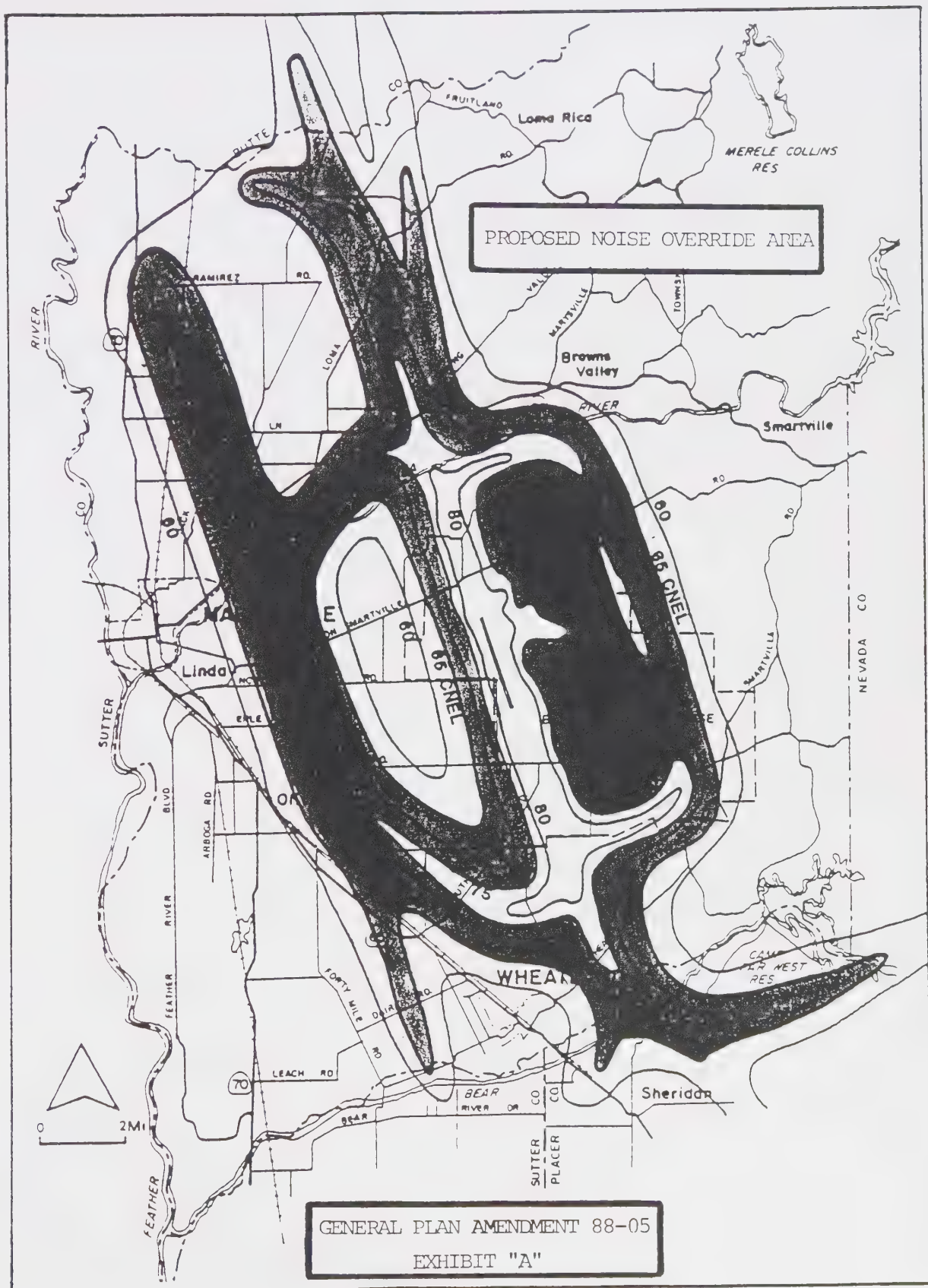
The foregoing instrument is a correct copy
of the original on file in this office

ATTEST:

Clerk of the Board of Supervisors of the
County of Yuba, State of California

By: Kathleen S. Burgess
Deputy

Date 12/28/88



ACKNOWLEDGEMENTS*

YUBA COUNTY BOARD OF SUPERVISORS

Charlie Parker - Chairman

Charles Center

George Deveraux

John R. Dower

Doug Waltz

YUBA COUNTY PLANNING COMMISSIONERS

Thomas C. Campton - Chairman

Patrick F. Collins

Wayne B. Neyens

William E. Seal, Jr.

Worthy H. Veerkamp

YUBA COUNTY PLANNING DEPARTMENT

Herbert C. Wieland - Director

Danny Mao - Assistant Director

Terry Neher - Planning Technician

Joyce Carstenbrook - Steno-Clerk III

Aileen Jones - Typist Clerk II (Retired)

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I. PREFACE:

The State of California requires the preparation and adoption of a General Plan by local governmental agencies. Section 65300 of the Government Code directs each planning agency to prepare and the legislative body to adopt a comprehensive long-term General Plan.

The Land Use Element of the General Plan has the broadest scope of the seven required elements. Required since 1955, and by definition of the government Code 65302(a):

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas. The Land Use Element shall designate, in a land use category that provides for timber production. Those parcels of real property zoned for timberland productions."

This Element has been prepared in response to a continuing need for long-term planning for the County of Yuba. Also, it has been developed with the cooperation and the interest of the citizens of Yuba County and several local agencies.

The Yuba County Land Use Element of the General Plan of 1981 (revised 1983, 1985) is a collection of long range objectives, policies and proposals concerning the physical, economic and social development of the County. The primary purpose of this Element is to promote a balanced and functional mix of land uses. The Planning Commission and the Board of Supervisors will be able to use the Element as a guide during the decision-making process in the future growth of the County.

Since Yuba County is dynamic in character, changes in the social, economic and physical character cannot be totally predicted or accounted for at the time this Element is prepared. Therefore, it is necessary that the Element be kept current and up-to-date so that it remains a viable tool to be used by the legislative body.

II. GOALS AND POLICIES:

Goals and policies are the basic building blocks of the planning process. Goals describe the desirable results to which the Land Use Element is committed, while policies describe more specific actions or processes which must be undertaken in order to achieve the goals. Goals and policies are an integral part of the Element and the final Land Use Map, together reflecting the overall desires of the community. The Land Use Map is then a graphic portrayal of what the goals and policies are intended to accomplish.

A. COMMUNITY IDENTITY

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO RETAIN AND TO STRENGTHEN COMMUNITY IDENTITY IN THE FOOTHILL AREAS.

Policies:

1. A "Community Boundary" shall be developed for all unincorporated communities of Yuba County.
2. An "Open Space Program" shall be developed around all communities to provide visual relief.
3. When circumstances warrant, detailed community area plans shall be prepared for identifiable community areas.
4. A citizens advisory committee representative of the affected community shall be utilized in developing the community area plan.

B. TIMBER LANDS

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO PRESERVE, MAINTAIN AND RESTORE FORESTRY RESOURCES FOR THEIR ECONOMIC, CONSERVATION, AND OPEN SPACE VALUES.

Policies:

1. Prime productive forest lands shall be kept in large parcel sizes to encourage timber production.
2. Promote and encourage the use of forest lands for such multiple purposes as preserving wildlife, hunting, fishing, hiking, and other compatible uses.

3. Identify prime production areas, marginal production areas, and areas where residential and other land uses may be incompatible with timber production.

C. AGRICULTURAL LANDS

GOAL IT SHALL BE THE GOAL OF YUBA COUNTY TO PROTECT AND MAINTAIN AGRICULTURAL LANDS FOR THE VALUE OF THEIR PRODUCTS AND ECONOMIC IMPACT.

Policies:

1. Prime agricultural lands shall be permanently conserved through the use of large lot exclusive agricultural zoning to provide for viable economic agricultural use.
2. All future urban expansions shall be toward the least productive soils.
3. Promote good agricultural practices that ensure the compatibility of agricultural practices with long-term conservation of the County's agricultural capability.
4. Identify prime production areas, marginal production areas, and areas where production may be incompatible with residential and other land uses.

D. NEW DEVELOPMENT

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO ENSURE THAT NEW DEVELOPMENT IS PLANNED AND OCCURS IN A MANNER THAT WILL MINIMIZE: GRADING, VEGETATION DISTURBANCE, INTRUSION ONTO NATURAL WATER COURSES, AND ENCROACHMENT ONTO ARCHAEOLOGICAL, HISTORICAL OR RARE AND ENDANGERED SPECIES SITES.

Policies:

1. Planned Unit Development shall be encouraged as a means to conserve and protect natural resources and the character of the natural environment.
2. New development shall be designed and constructed in a manner which preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment in cuts and on fills, cluster development, and housing site locations which blend into the landscape rather than becoming a focal point.

3. In the approval of new development, the adequacy of water supplies and waste water treatment systems shall be determined.
4. Significant historical and archaeological sites shall be preserved and protected.
5. The Yuba County Community Services Department shall work with citizens to provide an inventory of historical sites and buildings worthy of historical preservation.
6. All roads and land clearing proposed in conjunction with new development shall be designed to minimize the potential for land slides and soil erosion.

E. COMMERCIAL DEVELOPMENT

GOAL: **IT SHALL BE THE GOAL OF YUBA COUNTY TO PROVIDE FOR COMMERCIAL LAND USES THAT ADEQUATELY MEET THE ANTICIPATED NEEDS AND ARE SERVED WITH ADEQUATE FACILITIES.**

1. Commercial development shall be located within or in close proximity to areas where the level of population justifies new or expanded activities.
2. The following locational criteria are established for commercial development or commercial zoning in rural areas:
 - a) Commercial sites shall be located adjacent to major or collector roadways, preferably at the intersection of two such roadways, which have right-of-way and improvements sufficient to handle increased traffic loads.
 - b) Where commercial centers exist within a community, future commercial development shall be encouraged within close proximity to these centers and shall be avoided in outlying areas.
 - c) Where sufficient vacant land zoned to permit commercial uses exists within a community, no additional commercial entitlements shall be approved in other areas, unless it is granted to allow for products or services designed for agriculture or animal husbandry; or, does not duplicate products or services available in the commercial center; or is to be sited more than five miles from the commercial center.

F. INDUSTRIAL LAND USES

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO PROVIDE FOR INDUSTRIAL LAND USES THAT MEET THE NEEDS OF THE ECONOMIC BASE AND THE GOALS AND POLICIES OF THE COUNTY.

Policies:

1. Industrial sites shall be compatible with existing and projected surrounding land use.
2. Industrial sites shall be located in areas where adequate facilities and services are available.
3. Yuba County shall protect existing industrial sites and uses in the vicinity of the Yuba County Airport. Yuba County shall identify and designate additional lands suited and needed for future industrial growth.

G. CIRCULATION

GOAL: THE YUBA COUNTY CIRCULATION SYSTEM SHALL BE MAINTAINED AND IMPROVED TO PROVIDE FOR THE SAFE AND EFFICIENT MOVEMENT OF PERSONS AND PRODUCTS.

Policies:

1. Access and egress to and from arterials, major roads and collector roads shall be designed and controlled to minimize conflict with through traffic.
2. Yuba County shall actively pursue and support the proposal for a third bridge crossing of the Feather River connecting Yuba and Sutter Counties.
3. The Circulation Plan and system shall support existing and future land use patterns and be periodically revised to reflect changing community needs, desires and financial capability.

H. ENVIRONMENTAL RESOURCES

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO PROTECT NATURAL RESOURCES WHICH ARE OF SIGNIFICANT LONG RANGE SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPORTANCE.

Policies:

(a) Water

1. High priority shall be given in any consideration of land use to the protection of watershed, aquifer recharge areas and natural drainage systems.
2. High priority shall be given to maintain groundwater supplies for agriculture and rural development purposes.
3. Storm water drainage facilities shall be designed to minimize the potential for soil erosion and the sedimentation of receiving drainage facilities and streams.
4. Wastewater systems shall meet the standards of the Regional Water Quality Control Board and the Yuba County Health Department.

(b) Soil

1. Soil disturbances shall be minimized by encouraging cluster-type development and narrower road width. New roads shall conform to the natural contours of the existing foothill landscape whenever possible.

(c) Flora and Fauna

1. Unnecessary removal of trees on development sites shall be discouraged in order to control erosion, preserve wildlife habitat, and maintain the natural character of developing areas.
2. Rare and Endangered Species shall be protected from encroachment by residential development.
3. High quality plant areas and critical wildlife habitat shall be protected.

I. PUBLIC SERVICES

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO COORDINATE PUBLIC SERVICES AND FACILITIES PROVIDED BY VARIOUS AGENCIES TO REDUCE THE OPERATIONAL COSTS.

Policies:

1. Expansion of public water and sewage systems shall be encouraged in all areas planned for urban development.
2. Adequate drainage facilities for new development shall be required.
3. Expansion of private utility systems consistent with the adopted General Plan Elements shall be encouraged.
4. Provide information on projected population growth and land use patterns to school districts to facilitate planning for and reserving adequate school sites.
5. Yuba County shall encourage and support the development of vacant lands within existing urban areas.
6. Alternate locations for the disposal of solid and liquid wastes shall be strongly supported.

J. RESIDENTIAL

GOAL: IT SHALL BE THE GOAL OF YUBA COUNTY TO PROMOTE DIVERSITY OF RESIDENTIAL DENSITIES WHICH ARE CONSISTENT WITH THE SOCIAL, ECONOMIC, TRANSPORTATION AND ENVIRONMENTAL GOALS OF THE COUNTY.

Policies:

1. Residential land use categories shall be established to allow for adequate numbers of housing units of varying type, density, location, price range and rent levels.
2. The location and density of residential land use categories shall be established in consideration of the following factors: a) existing land use patterns; b) type and availability of public services and facilities; c) type, design and location of public transportation facilities; d) proximity to commercial facilities and employment centers; e) quality of agricultural lands and timberlands.

III. CITIZEN PARTICIPATION AND ADMINISTRATION

State law (Government Code Section 65304) specifies that in preparing a general plan, "The planning agency shall consult and advise with...civic, educational, professional and other organizations, and citizens generally to the end that maximum coordination of plans may be secured and properly located sites for all public purposes may be indicated on the general plan."

The Land Use Element of the General Plan is a long-range and comprehensive document which is to serve as a guide by the decision-makers; therefore, it is extremely important that the final adopted Element reflects the needs to be aware and approve of the intended ultimate result. Only through citizen participation will the local governmental agency know what direction the growth should take place. Citizen participation also raises the level of local support during the time of implementation. This cooperation will add to the success of the Element.

A. CITIZEN ADVISORY COMMITTEE:

The success to the development of the Land Use Element has been the contribution of citizen advisory committee in providing the goals and policies that have served as a guideline for this Element.

By action of the Yuba County Board of Supervisors on March 25, 1980, three (3) committee members were appointed from each supervisorial district. The Committee members met with the County Staff on a regular basis to discuss problems, alternatives and proposals in the district where they represent.

B. ISSUES:

After having many meetings, the following land use issues have been identified by the Citizens Advisory Committee as being concerns in Yuba County.

These issues pertain to the problems of public health and safety, preservation of agricultural lands, circulation, spot zoning, community services, residential development, community identity, historical and archaeological sites, parcel size and environmental protection.

1. The Valley Area:

- (a) Lack of ways to preserve prime agricultural lands from the intrusion of residential developments.

At the present almost all the productive agricultural lands in the County are zoned agricultural or agricultural restricted (A-1 or A-1-R). These two zoning classifications were designed primarily for agricultural uses, but are also the most permissive zones in the County. The minimum parcel size for these two classifications is five (5) acres for each single family residence. Since the minimum parcel size is only five (5) acres, there is a constant pressure to subdivide the land for home sites, which creates many problems to the adjoining farm lands.

- (b) Lack of proper drainage systems in the urbanized Linda and Olivehurst areas.

The drainage problem in the urbanized Linda and Olivehurst areas has existed for many years even though they are the most logical areas for growth. Lack of funds and rights-of-way are the two key reasons for not being able to construct drainage system.

- (c) Lack of ways to conserve open space for recreational needs for present and future generations.

Most residential subdivisions approved in the urbanized areas are under the conventional lotting scheme with little or no public open space provided. The concept of cluster development with large open space area had not been well received. Also, both Olivehurst Public Utility District and Linda County Water District do not have a long range plan or study for parks in the area.

- (d) Spot zoning or strip zoning is an increasing problem in the urbanized Linda and Olivehurst areas.

The existing Land Use Element of the Yuba County General Plan (adopted in 1969) provides very few guidelines to the decision-making bodies to make certain decisions on land use policy or policies. Therefore, many zone changes approved in the past are now causing problems for present and future land development.

- (e) Non-buildable lots due to lack of development standards on lot size.

Many of the existing lots approved long ago are long and narrow or have odd shapes which make them extremely difficult to develop properly. Land divisions were approved, in the past, without proper consideration of the circulation pattern, relationship between the length and width of the lot, and slope of the land.

- (f) Lack of adequate law enforcement protection.

There is a direct correlation between the response time and the distance of the crime scene as to how fast the Sheriff's Department can have a patrol unit get there. In a rural environment, it takes a much longer time for a patrol unit to get to the crime scene than in an urbanized area. The passage of Proposition 13 eliminated many crime prevention programs and staff. By reducing staff and cutting programs, the Yuba County Sheriff's Department can only answer the most serious calls.

2. The Foothill and Mountain Areas:

- (a) Population growth has placed a serious burden on existing public facilities and services.

According to the information provided by the 1980 Census, the number of people who moved to the foothill and mountain regions of Yuba County has doubled since 1970. However, the level of public services and facilities such as schools, condition of roads, fire and law enforcement protection have not kept up with the demand. The most obvious reason is lack of funds due to the passage of Proposition 13, and it may get worse as time goes on.

- (b) An increasing concern over the availability of ground water and the ability to cope with waste disposal.

With more people moving to the foothill and mountain regions, the number of wells drilled for domestic water supply and the installation of septic tanks for waste disposal have been increasing at a very fast rate. Since there has never been a detailed study made on the availability of ground water for this region, no one has the factual data necessary to determine the maximum holding capacity. This problem also holds truth with the question as to how many septic tanks could be installed in an area prior to creating health problems.

- (c) Lack of "community identity" for various communities.

There are ten communities located in the foothill and mountain areas and each of them has its own unique character. However, there is no "core area" or "town center" to speak of for each community, and only a few people know where the invisible boundary lines are located. Tourists and out-of-towners constantly have problems getting to know boundaries for each community.

- (d) An increasing concern to preserve agricultural lands.

Presently, most of the land in the foothill and mountain areas is zoned agricultural (A1), forest area (FA) or timberland preserve (TPZ). Agricultural (A1) and forest area (FA) are designed primarily for agricultural and forestry uses; however, a person may be able to divide a parcel of land into as small as 2.5 acres per dwelling unit. Therefore, many thousands of acres of productive land have been subdivided into 2.5 or 5 acre home sites. There are still many thousands of acres of productive land in large parcel size in the foothill and mountain areas, but the owner or owners of the land are constantly being pressured to subdivide the land into smaller parcels for home sites.

- (e) Lack of shopping centers or commercial developments.

Although more and more people have moved to foothill and mountain areas, the level of purchasing power is still not strong enough to support a full scale shopping center. There are a few "mom & pop" type general stores scattered throughout the areas to provide some of the basic necessities; but most other items are still only available in Marysville and Yuba City requiring a long drive by automobile.

C. ON-GOING COMMUNITY INPUT:

The Board of Supervisors may appoint Advisory Committees to advise Planning Commission or Board of Supervisors on matters concerning General Plan, Zoning ordinances or any other items of concern to the citizens of their respective areas.

D. GENERAL PLAN ADMINISTRATION:

1. Findings of Consistency:

Where required of Sec. 65400, et seq of the Government Code or by other statute, this Land Use Element together with all other adopted Elements of the Yuba County General Plan, shall be the basis for determining consistency with the plan. Consistency with the plan shall be required in all of the following circumstances:

- a. Adoption of Capital Improvement Programs.
- b. Real property acquisition or disposal.
- c. Actions to approve subdivisions.
- d. Actions to adopt or change zoning designations.
- e. Actions to adopt specific plans.
- f. Actions to approve Use Permits or other development entitlements.

General Plan consistency shall be determined by the individual or body having the authority to approve the project. In cases of referrals to the County from special districts or the Local Agency Formation Commission, a finding of consistency shall be made by the Community Services Director. Where such findings are disputed, the matter shall be referred to the Yuba County Planning Commission for resolution.

2. Amendment Process:

The General Plan is the definitive statement of policy on land and development within the County. Section 65358 of the California Government Code limits amendments to any element to no more than four per calendar year. In order to make efficient use of the amendment limitations, the following process is established:

a. Initiation:

Amendments may be initiated by Resolution of Initiation of the Board of Supervisors, Resolution of Initiation of the Planning Commission, or by motion of the Board of Supervisors upon written request of a property owner.

b. Screening:

Where requested by a property owner, an amendment shall be referred to the Community Services Department for a report and recommendation to the Board of Supervisors. The Board shall not adopt any amendments but shall either reject the request or move to initiate proceedings to consider the amendment pursuant to Section 65350, et seq of the Government Code.

c. Scheduling:

Three times per year, the Planning and Building Services Director shall consolidate all pending requests for amendment to the General Plan whether initiated by Resolution of Initiation or by screening. The Director shall cause any required Environmental Documents to be prepared and shall prepare an analysis and recommendation for each component of the amendment. Public Hearings shall be scheduled before the Planning Commission and Board of Supervisors. The fourth allowable annual amendments to a General Plan Element shall be reserved to the discretion of the Board of Supervisors for matters of urgent policy.



IV. STUDY AREA:

A. PHYSICAL LOCATION AND CHARACTERISTICS

Yuba County is located on the northeastern edge of California's vast Central Valley and approximately 40 miles north of the City of Sacramento. The County covers approximately 640 square miles or 409,600 acres of land area, and extends from the Feather River east across the Sacramento Valley and up the western slope of the Sierra Nevada Mountains. (Regional Map)

Like most counties in Northern California, only a small portion of Yuba County is urbanized (6%). The County has only two incorporated cities, which are the City of Marysville and the City of Wheatland. Other important communities are Olivehurst, Linda, Browns Valley, Loma Rica, Smartville, Oregon House, Dobbins, Rackerby, Brownsville, Challenge, Strawberry Valley, and Camptonville.

Yuba County has a variety of terrains, ranging from agricultural valley land to rolling foothills and mountain uplands.

1. Valley Floor:

The Sacramento Valley portion of the County extends from the Feather River in an easterly direction to approximately 250 feet above sea level. This valley land is covered with rich soil and used intensively for agricultural uses. The valley also contains the major transportation systems such as highways, airports, and railroad lines. A number of the public and semi-public facilities such as Beale Air Force Base and state and local administrative facilities are located on the valley floor. Marysville, the County Seat, situated at the junction of the Feather and Yuba Rivers, is the largest city in the County.

2. Foothill Area:

The foothills, which lie in the middle of the County, are called the Sierra Nevada Foothills and extend from the 250 foot elevation to the 2000 foot level. The foothills are made up of rolling to steep hills and include orchard producing and grazing lands which run into the lower elevations of the timber-covered slopes. Located in this foothill region are the new Bullard's Bar Reservoir, Englebright Dam, Camp Far West Reservoir, Collins Lake and Lake Mildred.

3. Mountain Region:

The mountain regions in Yuba County provide some good timber lands, used principally for the production of pine and douglas fir lumber. These areas include portions of both the Plumas and Tahoe National Forests and a number of commercially-held timber lands. The principal recreation sites in this area fall within Tahoe and Plumas National Forests and around the Bullards Bar Reservoir.

The eastern portion of the mountain area of Yuba County is traversed by State Scenic Highway 49, providing recreational and sightseeing activities through the "Mother Lode", running from Sierraville westerly to Camptonville in Yuba County and then south to Nevada City, Grass Valley and other historic communities.

V. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS:

The General Plan consists of nine elements. Seven elements are mandated by State Statute; however, local agencies are free to include optional elements according to the needs of the local planning area. The elements of the General Plan should be internally consistent and present specific policies, goals, and implementations, in order to provide sound planning for future growth and change within each political jurisdiction.

A. INTERRELATIONSHIP OF ELEMENTS

The elements of the General Plan are all to some degree, related to each other. They provide policies and recommendations that will influence the future growth and development of the County. The following sections have been prepared to show the relationship to the land use element.

B. HOUSING

The Housing Element identifies the housing needs and formulates standards and plans for the improvement of the housing conditions. The Housing Element is interrelated with the Land Use Element since the location of where people live, the density of housing, the placement of schools and other public facilities are required for a good balance. Therefore, the Land Use Element must be designed to accommodate these needs.

C. CIRCULATION

The Circulation Element identifies the general location of existing and proposed major thoroughfares, transportation routes, terminals and facilities. The circulation pattern essentially is created to allow efficient movement of people to and from the residential areas to the commercial, industrial and public areas of a community.

D. NOISE

The California Legislature stated that noise is one of the major forms of pollution. In an effort to combat the noise problem, the State has mandated that local agencies adopt a Noise Element as a part of the General Plan. The Noise Element provides noise Level standards acceptable to various land uses. For example, educational facilities cannot tolerate as high an ambient noise level as a shopping center. Therefore, the Noise Element should depend on the Land Use Element to implement techniques for the reduction of noise conflicts. It may, for example, be a policy of the Land Use Element to physically separate noise identified generating uses from those identified as critically impacted uses.

E. SAFETY

The main concern of the Safety Element is for the protection of the community against loss of life and injuries, damage to property, and economic and social dislocation resulting from fire, geologic hazards, and other public safety hazards. Awareness of such potential problems can guide the development of land uses in such a way as to minimize real disasters.

F. SEISMIC SAFETY

The Seismic Safety Element is primarily concerned with identifying hazards due to ruptures from faulting, ground shaking and failures as well as seismically induced waves. The Seismic Safety Element should be a primary resource for the Land Use Element when planning the location, type, and density of residential development.

G. OPEN SPACE AND CONSERVATION

The Open Space and Conservation Element identifies types and uses of open space and natural resources in each political jurisdiction, and established goals and policies for the optimum use of these environmental features. It is also the intent of the Elements to provide a planning framework for future decisions regarding the preservation, utilization, and development of the natural environment within each city and county. Land use and circulation may then be planned in such a way as to avoid unnecessary consumption of natural resources and protect watershed areas.

H. SCENIC HIGHWAYS ELEMENT

The Scenic Highway Element identifies those highways designated by the State of California as eligible for official scenic highway status and streets or routes designated as scenic by local agencies. The Scenic Highways Element relates directly to the Open Space and Circulation Elements and indirectly to the Land Use Element.

VI. INTERGOVERNMENTAL COORDINATION:

A. STATE AGENCIES

Policies made within a particular political jurisdiction may effect others throughout a much larger area. Therefore, in preparing the general plan or amendments, it is essential that appropriate state agencies be consulted at the very beginning of the process to ensure that the plan or amendments will be consistent with state plans, goals and policies. Although at the present time there are no mandatory requirements for state and local coordination, the Government Code does require that:

1. Housing Element shall be prepared according to the regulations established under Section 50459 of the Health and Safety Code and Government Code Section 65302(c). The Department of Housing and Community Development adopted revised Housing Element Guidelines in 1977.
2. Open Space Element shall be submitted to the Secretary of the Resources Agency (Government Code Section 65563).
3. Safety Element shall be submitted to the Division of Mines and Geology of the Department of Conservation (Government Code Section 65302(f)).
4. Noise Element shall be prepared according to the Noise Element Guidelines adopted by the Office of Noise Control in the Department of Health Services (Government Code Section 65302(g)).

B. LOCAL AGENCIES

The General Plan provides plans for future land use within the spheres of influence of the cities of Marysville and Wheatland and the County of Yuba. Each of the cities has a General Plan which designates areas of land uses beyond its jurisdictional boundaries. Therefore, cooperation among intergovernmental bodies is important in order to assure sound planned growth. Efficient cooperative planning will aid the operation of the County as well as protect the unincorporated area from unplanned urban expansion.

VII ENVIRONMENTAL SETTING:

A. SOILS

The soils of Yuba County have been formed from a wide variety of geologic types, climatic differences, and topographical forms. There are eighteen (18) soil associations in the Yuba Area, and they can be grouped into three major physiographic units: the valley, the foothills, and the mountains. (General Soil Map)

1. Soils of the Valley:

The valley lands of Yuba County are part of the Sacramento Valley of California, with the elevations ranging from 30 to 250 feet. There are nine soil associations in the valley lands. They are as follows:

(1) Columbia-Tujunga Association:

This soil is on the recent flood plains of the Feather River, paralleling the river that starts from the junction of Honcut Creek to the confluence of the Bear River, with the elevation ranging from 30 to 80 feet. Almost all the areas of this association are within the levee system of the Feather River. Columbia and Tujunga soils are about equal in amount and make up roughly 85 percent of the association. The Columbia soils are very deep, pale brown, medium textured, moderately well drained to somewhat poorly drained in places. The Columbia soils are some of the most productive soils in Yuba County. Most areas have been cleared and are used for a variety of field, truck, and orchard crops.

The Tujunga soils are very deep, light brownish gray or pale brown, very coarse textured soils. The profile is generally very sandy and uniform in texture. Drainage is excessive and the water holding capacity and fertility are low. Most of the Tujunga soil is mainly used for pasture and range.

(2) Ramada-Valdez Association:

This association occupies the nearly level to very gently sloping (elevations vary from 40 to 100 feet) recent flood plains of the Yuba and Bear Rivers, and a portion of the flood plain of the Feather River east of the levee, extending south of Marysville to the junction of the Bear River. The Ramada soils make up about 50 percent of the association, and the Valdez soils account for about 30 percent.

The Ramada Soils are light yellowish brown, deep, well to moderately well drained soils. These soils are productive. Most of the areas are used for orchards, but a limited acreage is farmed to truck and field crops.

Valdez soils are pale brown or light yellowish brown in color and are moderately well to well drained. The Valdez soils are some of the most productive soils in Yuba County and are used mainly for peaches, prunes, almonds and walnuts.

(3) Honcut Association:

This soil association occurs on narrow stream ridges in the Linda and Olivehurst districts. The Honcut soils are deep to very deep, brown to light reddish brown, well drained soils. The Honcut soils are very fertile and highly productive; they are well suited to a wide variety of truck, field, and orchard crops with irrigation.

(4) Wyman-Ryer Association:

This soil association occurs mainly in District 10 and south of Alicia along Feather River Boulevard. There are also large acreages along Jack Slough, Reeds Creek, Hutchison Creek, Best Slough, Dry Creek and Grasshopper Slough. The elevations range from 40 to 100 feet.

Most of the Wyman and Ryer soils are planted in orchards in District 10 and along Feather River Boulevard south of Linda. The soils are generally deep and well drained and yields are high. The Wyman and Ryer soils are also well adapted to a variety of suitable field and truck crops.

(5) Yokohl-Kimball Association:

This is the largest soil association in the valley portion of the County. This soil occurs mainly between the Western Pacific Railroad and the gravelly terraces to the east. Elevations range from 50 to 150 feet. The Yokohl soils make up about 70 percent of the association, and the Kimball soils about 25 percent.

The soils in this association are well suited to rice, irrigated pasture, and shallow rooted field crops. However, the use varies according to the location in the County and the

availability of irrigation water. Where inexpensive water is available, Yokohl-Kimball soils are used extensively for rice and irrigated pasture. Non-irrigated areas are mainly used for dryland range and pasture or dry farmed barley.

(6) Landlow-Yokohl Association:

This soil association is located south of the Yuba County Airport, mainly between Feather River Boulevard and the Western Pacific Railroad. The elevations range between 40 and 60 feet. Landlow soils make up approximately 65 percent of the association, and the Yokohl soils occupy about 30 percent. Landlow soils are dark brown to dark grayish brown, and slow to drain.

The Yokohl soils have a brown to reddish brown, loam surface and a reddish brown or red, dense claypan subsoil that rests upon a hardpan at depths of 20 to 40 inches. This soil association is mainly used for irrigated pasture and rice. Some shallow rooted field crops are grown in some areas and a small acreage is planted to prunes.

(7) San Joaquin-Ramona Association:

This soil association is found in the Hallwood district, and the elevations range from 70 to 100 feet. The San Joaquin soils make up approximately 55 percent of the association and the Ramona soils about 45 percent.

The San Joaquin soils are well suited to shallow rooted crops and are used mostly for irrigated pasture and rice. The deep Ramona soils are well adapted to a variety of field and orchard crops. Much of the Ramona is used for peaches and prunes, but in some fields where it is associated with the San Joaquin, it is used for irrigated pasture or rice.

(8) Redding-Corning Association:

This soil association borders the western edge of the foothills and in places extends westward into the valley for several miles. The elevations of the soil association range from 70 to 250 feet. The Redding Soils account for about 70 percent of the association, and Corning soils for about 20 percent.

Almost all of Redding-Corning association is used for dryland range, but a few areas are occasionally dryfarmed to barley or used for irrigated pasture.

(9) Tailings-Placer Diggins Association:

This miscellaneous land type association occupies an extensive area along the lower Yuba River near Hammonton and a smaller area in the lower foothills in the vicinity of Smartville. Tailings make up about 75 percent of the association and Placer diggings about 15 percent.

The tailings are large piles of gravel and cobbles left from gold dredging. These areas have no agricultural use but have value as construction material resources. These areas are along the Yuba River.

The Placer diggings are from the hydraulic workings in the Smartville-Timbuctoo area. This area has little value except for very limited grazing for livestock and habitat for wildlife.

2. Soils of the Foothills:

The foothill lands are the lower western slope of the Sierra Nevada between the valley lands and the mountain uplands of the County. Elevations range from 200 to 2,700 feet. The soils in the foothills area are mainly used for range land. Some irrigated pasture and a few olive orchards have been developed where irrigation water is available. There are three soil associations in the foothill area. These are divided mainly by type of parent rock and location.

(1) Auburn-Sobrante-Las Posas Association:

This soil association is found in the lower foothill area of the County. It occurs on very gently sloping to steep hillsides at elevations of 200 to 2,000 feet. The Auburn and Sobrante soils are about equal in extent and make up roughly 85 percent of the association. These soils are well drained.

This association is mainly used for dryland range. In areas such as Browns Valley, where irrigation water is available, irrigated pasture has been established on some of the more gentle slopes.

(2) Sierra-Auberry Association:

This soil association occurs mostly in the upper foothills of the County at elevations between 1,000 and 2,000 feet. The most extensive areas are located in the vicinity of Rackerby, Oregon House, and Dobbins. The Sierra Soils make up about 55 percent of the association and the Auberry soils 15 percent. The soils in this association are shallow to deep and well drained.

These soils are used basically for spring and winter range. There are some yellow planes in the Sierra soils which are low quality.

(3) Englebright-Rescue Association:

This soil association is found in the upper foothill region of the County, generally at elevations of 1,000 to 2,700 feet. The Englebright soils make up about 65 percent of the association and the Rescue soils 30 percent. Soils of this association are used primarily for annual range, wildlife habitat, and watershed.

3. Soils of the Mountains:

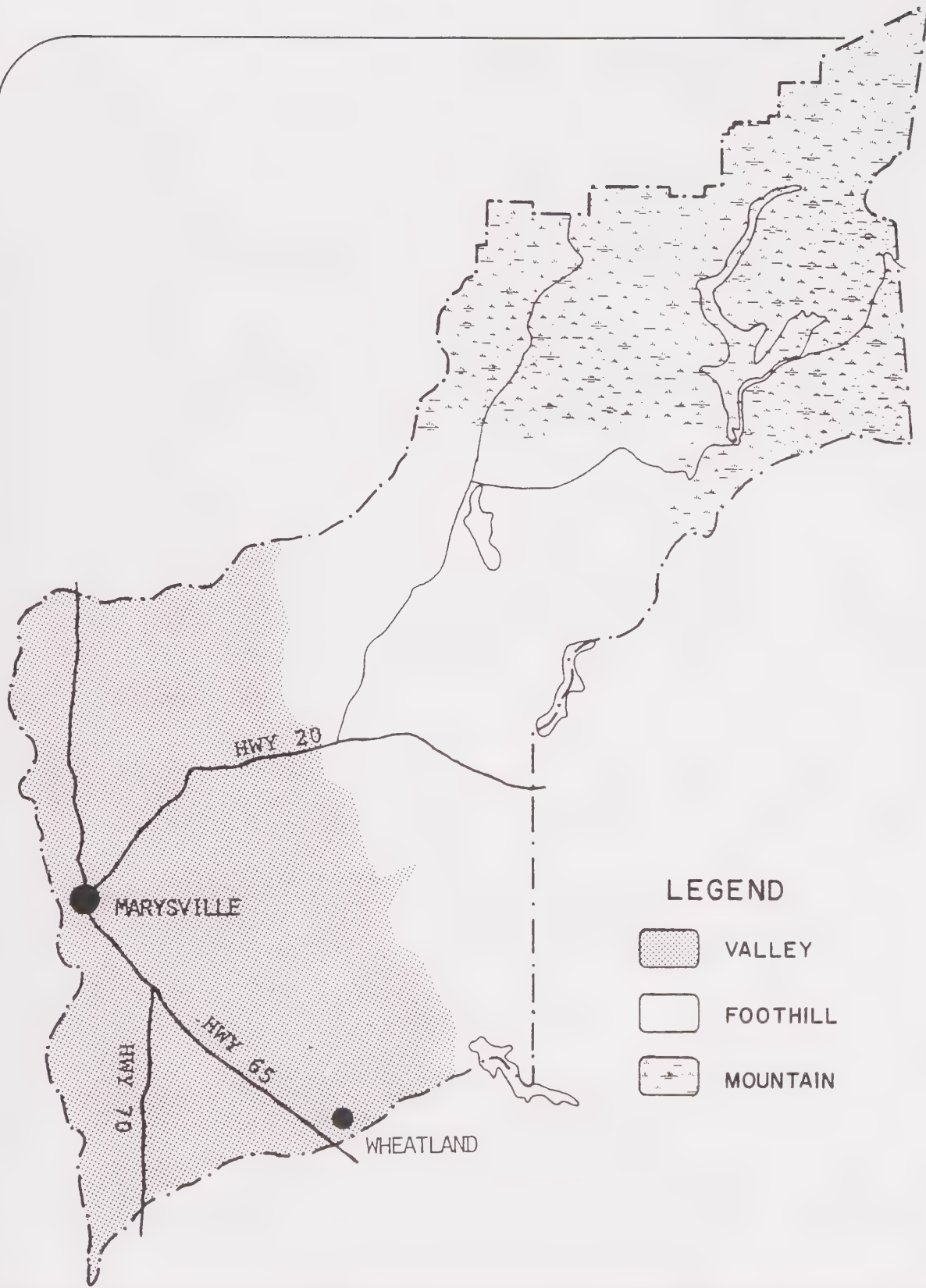
The mountains of Yuba County are part of the western slope of the Sierra Nevada. Elevations range from 1,600 feet to more than 4,800 feet.

There are six soil associations in the mountains of Yuba County and are used primarily for the protection of timber. A few places have been cleared for apple orchards, lumber mills, townsites, or other uses.

(1) Dobbins Association:

The soils in this association are located in the northeastern part of the County, generally at elevations of 1,300 feet to 3,500 feet.

Dobbins soils are deep to very deep, well drained soils, and are extensive timbercing soils. These soils are also managed for watershed, wildlife habitat, and recreation.



LEGEND

-  VALLEY
-  FOOTHILL
-  MOUNTAIN

GENERAL SOIL MAP



(2) Rackerby-Dobbins Association:

The soils in this association occur at intermediate levels in the northeastern part of the County, generally at elevations of 1,500 to 3,000 feet. The Rackerby soils account for about 50 percent of the association and the Dobbins soils about 35 percent.

The soils of this association are moderately well drained and are used mainly for wildlife habitat, watershed, and recreational purposes.

(3) Challenge-Tish Tang Association:

This is the most extensive soil association in the northeastern mountainous section of the County. Elevations range from 1,600 feet to 4,800 feet. The Challenge soils make up about 80 percent of this association, and the Tish Tang less than 10 percent. Challenge and Tish Tang soils are deep or very deep, well drained soils.

The soils in this region are well suited to growing timber. Some of these soils around Forbestown, Challenge, Clipper Mills, and Strawberry Valley are the most productive timber soils in the Sierra Nevada. Many areas are suited to Christmas tree plantations.

(4) Holland-Chawanakee Association:

This soil association is located mainly along the North Yuba River and Little Oregon Creek above Bullards Bar Reservoir. Elevations vary from 1,500 feet to 4,000 feet. The Holland soils make up about 65 percent of this association, and the Chawanakee soils about 35 percent.

This association is used mainly for watershed and the production of timber. Trees are difficult and costly to harvest in many areas due to steep slopes and rock outcrops. These soils are also used for wildlife habitat and recreation.

(5) Josephine-Sites-Mariposa Association:

This soil association occurs in narrow, roughly north-south bands in the northeastern part of the County. Elevations range from 2,000 feet to more than 4,500 feet. The Josephine soils account for about 50 percent,

the Sites about 15 percent, and the Mariposa about 25 percent.

The soils in this association are used mainly for the growing of timber. However, the Mariposa soils are less productive than the Josephine and Sites soils because of their shallower depth and lower water holding capacity.

(6) Sites-Dukakella Association:

This soil association is limited to a relatively small acreage in the northeastern part of the County. Elevations range from 2,000 to 3,500 feet. The Sites soils make up about 65 percent of the association. This soil association is used mainly for timber/

B. HYDROLOGY

Water is a vital part of the environment. Water assumes many different forms such as rivers, oceans, rainfall, ice caps and groundwater reservoirs. Manipulation of natural water sources has allowed people to settle in areas removed from naturally available water. Channels, dams, reservoirs, wells, aqueducts and distribution systems provide people with water necessary for municipal, industrial, agricultural, transportation and recreational use.

Water resources in Yuba County are influenced greatly by the "Interior Mediterranean" climate with its annual cycle of rainy and drought seasons. There is an abundance of water during the rainy season. During the drought season many streams dry up and ground water levels decline, causing water supplies to be more limited.

The water supply of Yuba County is mainly from ground water sources and from diversion of water from the Yuba and Bear Rivers. Therefore, the quality of life and future growth of Yuba County depends on the sound management of water resources. Management should consider both economic growth and environmental quality.

1. Rivers and Streams:

There are three basic types of streams. Ephemeral streams - drain only surface water runoff during the rainy season; Intermittent streams - drain surface water and discharge of high ground water levels, allowing flows into the drought season; and Perennial streams - drain surface water and have a permanent source of water from ground water discharge, allowing flows all year.

- (1) Feather River - Drains an area of 3,611 square miles above Oroville Dam. Between Oroville and Marysville, the Feather River drains an area of 369 square miles. It flows southerly through relatively level and gently rolling terrain for a distance of 39 miles.
- (2) North and South Honcut Creeks - The principal tributaries to the Feather River between Oroville and Marysville, drain a valley and low Foothill areas of about 78 square miles east of the Feather River.
- (3) Jack and Simmerly Sloughs - Drainage area comprises about 55 square miles situated north of Marysville and between the left bank levee of the feather river and the right bank levee of the Yuba River.
- (4) Yuba River - Rises on the western slopes of the Sierra Nevada and flows in a generally southwesterly direction to its confluence with the Feather River at Marysville. Elevations within the basin vary from approximately 265 feet at the Smartville gage site to over 9,100 feet at Castle Peak.

The Yuba River drainage basin, above the foot-hill line, lies almost entirely in Sierra and Nevada Counties. The basin is drained by the North Yuba River, Middle Yuba River and the South Yuba River.

The major tributaries of the North Yuba River include Slate Creek, Canyon Creek, Goodyears Creek, Downie River, and Haypress Creek. Oregon Creek, Kanaka Creek, and east fork Creek are the main tributaries at the middle Yuba river. The major contributing streams of the South Yuba River include Fordyce Creek, the Texas-Fall Creek System, another Canyon Creek and Poorman Creek.

The main stem of the Yuba River is formed at the juncture of the Middle and North Yuba Rivers, and is joined by the south Yuba River, several miles downstream from this confluence. The principal tributary creeks to the main Yuba River are Deer Creek, which enters from

the east, downstream from the South Yuba River; and (French) Dry Creek, which joins the main Yuba River from the north near the base of the foothills.

Most of the water exported from the basin is diverted from the headwaters of the Middle and South Yuba Rivers into the Bear River watershed through facilities of the Nevada Irrigation District (NID) and the Pacific Gas and Electric Company (PG&E).

Drainage Areas - Yuba River

<u>Location</u>	<u>Area</u>
North Yuba River above Bullards Bar Dam	480 square miles
Yuba River above proposed Marysville Dam	1,324 square miles
Yuba River near Marysville	1,300 square miles

- (5) Bear River - Rises in the vicinity of Emigrant Gap and Lake Spaulding. It flows generally southwestward to a point approximately 8 miles north of Auburn and then assumes a westward course to its confluence with the Feather River in the vicinity of Nicolaus. Elevations within the basin vary from about 125 feet to over 5,700 feet.

Major tributaries to the Bear River are Greenhorn Creek, Wolf Creek, and Rock Creek.

The major importation of water to the Bear River watershed occurs near the headwaters, although some irrigation spill and ditch seepage enters from the ridge between the South Yuba and Bear Rivers. Exports from the Bear River watershed are made through the conveyance facilities of the Pacific Gas and Electric Company and the Nevada Irrigation District. These exports include nearly all of the imported water and some of the natural flow. The exported water is used for irrigation, power, and domestic purposes in the Foothill region west of Auburn. The net affect of the upstream uses, exports, and imports in the Yuba and Bear Rivers Basin has been to deplete the streamflow at the base of the foothills. In recent years, the average has been above 44,00 acre-feet seasonally.

This amount is essentially the depletion of the Yuba River at Smartville, as the average depletion of the Bear River above Wheatland is minor.

- (6) Dry Creek - A tributary to the Bear River, lies between the main Yuba River and the Bear River and drains an area in the foothills including Camp Beale and the area immediately to the east. Elevations range from approximately 150 feet to 2,500 feet. The drainage area of Dry Creek is approximately 98 square miles

Imports to this area from the Wolf Creek watershed occur as spills and flows of irrigation water delivered via the Tarr Ditch System. The size of the import which averages about 11,200 acre feet is considerable when compared to the total runoff from this drainage area.

- (7) (French) Dry Creek - Is listed as "Dry Creek" under many area descriptions and on the U. S. Geological Survey (USGS) topographic maps. (French) Dry Creek lies on the western drainage boundary of the Yuba River and has a total area of 109 square miles.

Presently, the only export from the basin is through the Carmichael Ditch to the Honcut Creek watershed. This export is estimated as approximately 3,700 acre-feet seasonally.

2. Groundwater:

Water is absorbed by the soil and infiltration downward. Water moves through the ground and is released in springs, streams and submarine seepage.

Wells have provided water for the people of Yuba County since the time of original settlement. In general, the quantity of groundwater available in the County for domestic purposes is good. However, increase of population and industrial development in the future will sharply increase the demand for more water.

C. AIR QUALITY

According to the U. S. Environmental Protection Agency, Yuba County has been designated as a "non-attainment" area for photochemical oxidant.

The cause of the air quality problem in Yuba County is extremely difficult to quantify because a large portion of the pollutants are from the large urban areas of Sacramento and San Francisco. However, some of the problems can be related to the following:

- (a) The area has few major stationary sources of oxidant precursor pollutants. Relative to other non-attainment areas of California, emissions inventories for these counties show low to moderate emissions of total organic gases and nitrogen dioxide.
- (b) The area is rural and agricultural in nature; therefore, total population and density are relatively low.
- (c) The area being predominantly agricultural has emissions from burning agricultural wastes during most of the year. The application of pesticides and herbicides also result in emissions over a large area. The only other major emission source category is motor vehicles. Because additional "Reasonable Available Control Measures" (RACM) for these source categories (agricultural waste burning and pesticide application) are not currently available, it is impossible to project substantial emission reductions by 1982.

The Yuba County Air Pollution Control Board has set up several monitoring stations throughout the County. An "Ozone Monitor" continuously monitors ozone concentration in Marysville. Two "Hi-Volume" air samplers sample the ambient air for 24 hours every six days for particulate matter. One sampler is located in Wheatland, and another one is located in Smartville.

D. CLIMATE

Yuba County has an "interior" Mediterranean-type climate. Summers are warm to hot and dry, and winters are cool to cold and wet.

1. Temperature:

The valley and lower foothills of the County have a mean summer temperature of 79 degrees F and a mean 45 degrees F temperature in the winter. July and August are the warmest months, with daily temperatures generally between 90 and 100 degrees.

In the upper foothills and the mountainous areas of the County, summers are warm and winters are cold with a mean July temperature in the upper 60's to lower 70's and a mean January temperature in the upper 30's and lower 40's.

The length of the frost-free season ranges from an average of about 275 days in the valley to less than 100 days at the highest elevations in the northeastern corner of the County.

2. Precipitation:

In the valley, the mean annual rainfall ranges from about 18 to 25 inches. In the foothills and mountains, the mean annual rainfall increases rapidly from about 25 inches to more than 80 inches. Much of the precipitation at higher levels occurs as snow, and in some years remains on protected north-facing slopes until mid-May. The rainy season occurs during the months of October through April. (Mean Annual Precipitation)

3. Winds:

The prevailing southwesterly winds in the valley are due to the north-south orientation and heating of the Sacramento Valley, which deflects the westerly winds coming through the Carquinez Straits northward. In the higher elevations of the County the winds conform with the free flowing westerly winds over Northern California.

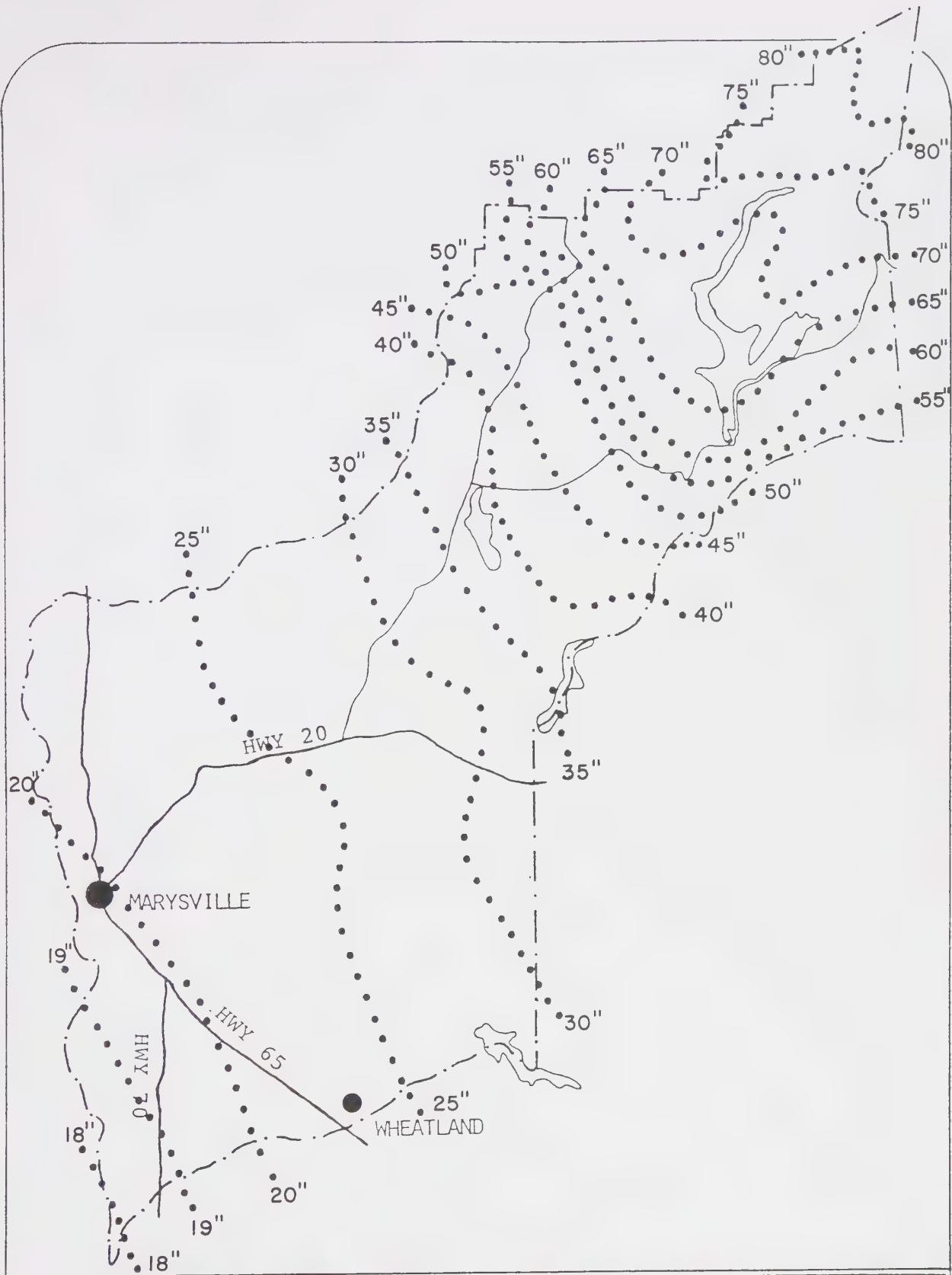
The winds are generally light and average from 6 to 8 miles per hour. The winds are strongest in the winter months and gentlest in fall. The winds from the south-east bring rain in the winter and the cooler ocean air in the summer. The winds from the north in winter bring in cold, dry weather. In late spring and summer these winds produce the heat waves.

4. Relative Humidity:

The relative humidity in the valley, on the average, is less than 20 percent on hot summer afternoons. The summer humidities at night range from about 50 to 60 percent.

Relative humidities in the winter range from about 60 to 70 percent during the day to nearly 90 percent at night.

During the winter, ground or "tule" fogs form in the valley at night. Sometimes these fogs persist for several days, filling the entire Sacramento Valley to a thickness of several hundred feet. Despite these occasional periods of fog, the area has an abundance of sunshine with an average of about 235 clear days a year in the valley.



MEAN ANNUAL PRECIPITATION



E. VEGETATION

There are several distinct zones of vegetation in Yuba County. Their distribution is largely determined by climatic conditions which change from west to east with increasing elevation. In some areas, the natural pattern and composition of the vegetation has been affected by fire, logging, grazing, cultivation, seeding, or application of fertilizers.

In the valley, dense stands of hardwood, shrubs, and vines grow in the floodplains of the major streams. On the young alluvial fans, grasses and forbs with open to moderately dense stands of valley oaks and blue oaks were the main vegetation. The older alluvial fans and terraces mainly support annual grasses and blue oaks. In the lower foothills, vegetation consists largely of oaks and grasses with a few Digger pines and a scattering of shrubs, mainly poison oak, manzanita, coffeeberry, and wedgeleaf ceanothus.

In the upper foothills, the oaks and shrubs become more abundant, and on some north facing slopes at higher elevations, dense stands of hardwood and shrubs are intermingled with thin stands of Digger and yellow pine.

In the mountains, the vegetation is predominantly coniferous forest, but on some of the steep canyon slopes the vegetative cover consists mostly of hardwoods and shrubs. The coniferous forest is mainly a mixed stand of ponderosa pine, Douglas fir, white fir, sugar pine and incense cedar, but it includes some oaks, madrone, and other hardwoods.

F. WILDLIFE

The varied terrain and climate in Yuba County has produced numerous fish and wildlife habitats. Some of the major species includes: deer, pheasant, quail, salmon, trout, duck and other waterfowl. There are several habitats in the County that are crucial to the maintenance of fish and wildlife resources, and they are:

1. Riparian Habitat:

Significant riparian habitat in Yuba County is found along most of the Feather River, the Bear River, the lower Yuba River and Honcut Creek. Scattered areas are also found along Dry Creek, Jack-Simmerly Slough, and other sloughs. These areas are all vulnerable to development that results in the direct or indirect removal of vegetation, or the undue disruption of wildlife activities.

2. Winter Deer Range:

Migratory deer utilize foothill lands in Eastern Yuba County for winter feeding. Sufficient winter range is necessary to maintain the size and quality of resident deer herds. Overcrowded conditions are not uncommon at the present time on existing winter feeding areas.

Reservoirs and residential developments may reduce the amount of quality areas utilized for winter range. An additional problem is the impairment of deer herds. Overcrowded conditions are not uncommon at the present time on existing winter feeding areas.

Reservoirs and residential developments may reduce the amount of quality areas utilized for winter range. An additional problem is the impairment of deer migration routes by similar developments and roads.

3. District 10 and the Jack-Simmerly Slough Drainage Area:

This area is a productive rice growing region, and the location of excellent waterfowl habitat within the County and the Central Valley. Jack and Simmerly sloughs, which run through the area, contribute to the wildlife values present here. There are several private waterfowl hunting clubs in the area.

4. Plumas Lake:

Plumas Lake is the remnant of a larger lake that has been extensively reclaimed. What remains provides an excellent waterfowl and warm water fish habitat.

5. Spenceville Wildlife and Recreation Area:

The Spenceville Wildlife and Recreation Area, operated by the State Department of Fish and Game, consists of 10,000 acres located east of Beale Air Force Base. The primary purpose of the management plan at Spenceville is to expand and enhance the habitat for wildlife species that are present there. Many wildlife species (dove, quail, rabbit, wild turkey, squirrel and deer) and warm water fish are found within the area. The facility is open to the public for day use recreation activities, including some hunting.

G. MINERALS

Mineral resources in Yuba County include gold and platinum, sand and gravel, limestone, and natural gas.

Gold, historically, has been the main source of mineral wealth in Yuba County. Gold dredging was discontinued in 1968. In 1974, the Yuba Goldfields, Incorporated, was formed and gold mining operations resumed for a short period of time. Gold dredging operations again resumed in the summer of 1981.

Small quantities of natural gas were produced in the County in the 1920's from beds that were probably located near Wheatland and along the western border of the County. Explorations have been made by private companies since that time, but wells have not been established. The California Division of Mines and Geology indicates that on the basis of geologic features, there could be some untapped stores of natural gas in the Valley portion of the County.

H. GEOLOGY:

There are two main types of parent material in Yuba County: (1) Alluvium, and (2) hard bedrock. Parent material is the weathered rock or unconsolidated material from which soils form. The alluvial materials can be divided into several kinds; the dominant kind in Yuba County is derived from basic metavolcanic rocks. In the lower and middle foothills, the bedrock consists mainly of metavolcanic rocks, commonly called "greenstone". In the upper foothills and mountains, the dominant rocks are "greenstone", volcanic breccia, basic intrusive rocks, acid intrusive rocks, serpentine, and metamorphosed sedimentary rocks.

Recent mixed alluvium - This material consists of pale brown, highly stratified, variable textured sediments that are strongly rust mottled below the surface layer. It occurs on recent flood plains of the Feather, Yuba, and Bear Rivers.

Young basic metavolcanic alluvium - This material consists of medium and moderately fine textured alluvium outwashed mainly from basic metavolcanic rocks, commonly called "greenstone".

Moderately old basic metavolcanic alluvium - Consists of medium textured surface layers and claypan or hardpan subsoils.

Moderately old granitic alluvium - This is primarily from granitic rocks, and is sandier or coarser textured than the basic metavolcanic alluvium.

Gravelly terrace alluvium - This material consists of poorly sorted, interbedded gravels and cobblestones in a matrix of finer textured sediments.

Basic volcanic rocks - These volcanic rocks form a capping over some of the other rocks in the Slate Creek area of the County. They are a volcanic breccia consisting mainly of andesite cobbles and stones in a finer grained matrix, but some rhyolite and basalt are also present.

Acid intrusive rocks - These rocks are mainly coarse textured granitic rocks. They are found scattered throughout the upper foothills and in the mountains along the North Yuba River above Bullards Bar Reservoir.

Metamorphosed sedimentary rocks - These rocks consist mainly of slates and schists, but in places they are thinly interbedded with metavolcanic rocks. They occur mainly in the northeastern corner of the County in roughly north-south oriented bands.

Serpentine - This ultrabasic, metamorphic rock is mainly found in the woodleaf area. Some of it is interbedded with the slates and schists.

Basic intrusive rocks - These basic rocks are mainly gabbros and gabbro-diorites. They are widely scattered through the higher foothill and mountain areas of the County.

VIII SOCIAL ENVIRONMENT:

A. EXISTING LAND USE:

The land use survey has traditionally sought to document the use of ground space within a given area; however, an actual land use survey of Yuba County for this study was impossible because of the size of the study area. The primary land use in Yuba County is "non-urban activity", and a total of approximately 300,000 acres of land is being used for farming and grazing purposes. Following is a general description of land uses and their general locations:

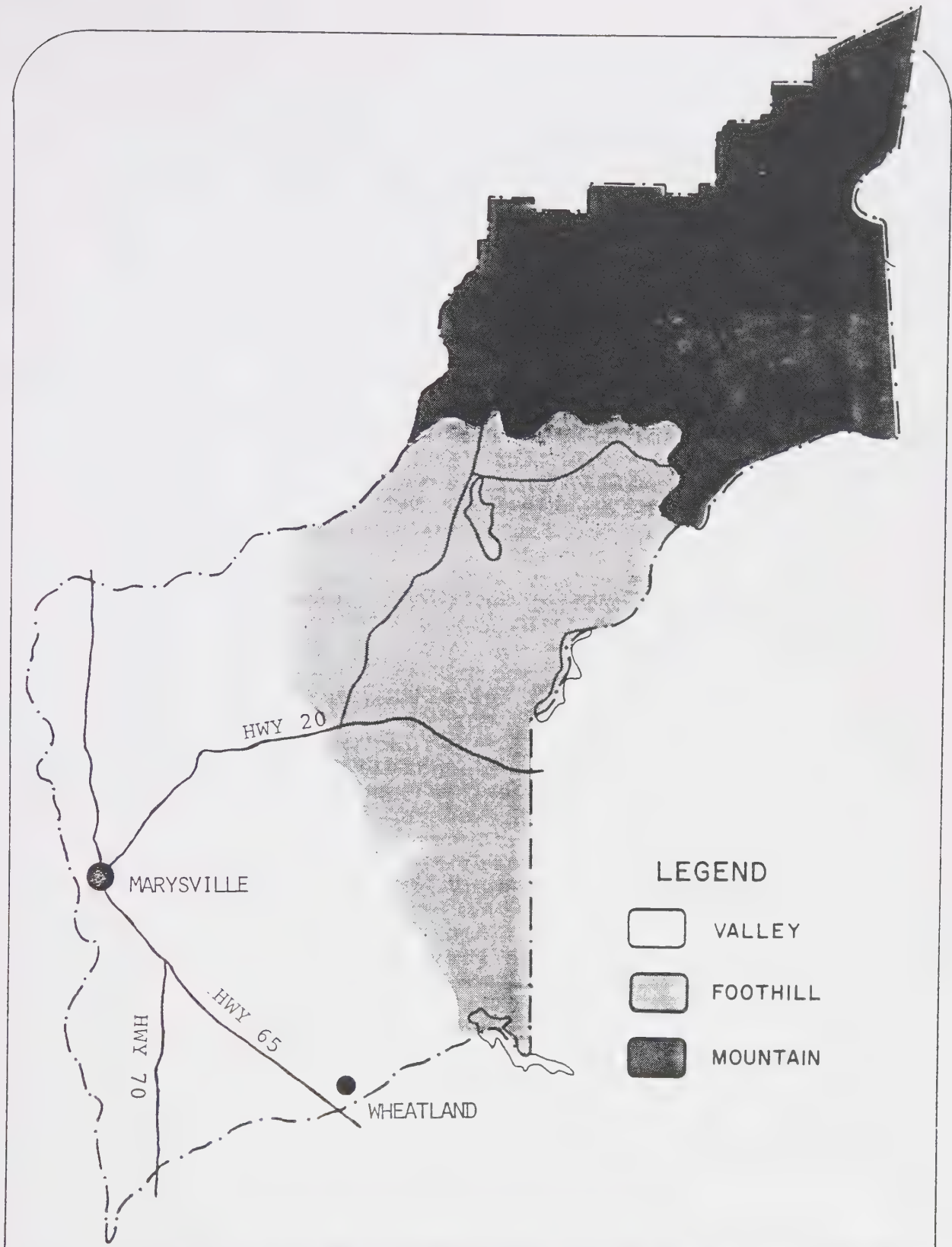
1. Community of Olivehurst:

In the Community of Olivehurst, the single largest land use is residential. Most of the housing within the urbanized area consists of single-family dwellings in standard subdivisions. Multiple-family development is widely scattered, with few concentrations. There are three dominant residential areas: The Skycrest Terrace development just off Chestnut Road; the Johnson Park development off McGowan Parkway; and the core area of Olivehurst. There are also three mobilehome parks located in the community of Olivehurst.

The existing major neighborhood commercial developments are located primarily along Olivehurst Avenue starting at the corner of Olivehurst Avenue and Powerline Road and continuing south to 7th Avenue. This strip includes a variety of services such as service stations, restaurants, professional offices, second hand stores, building supplies, and other uses. Several other small commercial developments are scattered throughout the Olivehurst area.

Located northwest of Olivehurst is the Yuba County Industrial Tract owned by Yuba County. The industrial tract offers a combined acreage of 265 acres contiguous to and encircling the modern Yuba County Airport that accommodates jet air carriers and freight carriers.

The public and quasi-public development included in Olivehurst are five schools, one post office, fourteen churches, a fire department, one health center, and the Olivehurst Public Utility District office and yard.



LEGEND

-  VALLEY
-  FOOTHILL
-  MOUNTAIN

ENVIRONMENTAL SETTING



(2) Community of Linda:

The single largest land use in the Community of Linda is also residential. Most of the housing within urbanized Linda consists of single-family dwellings, individual mobilehomes, and apartments. There are four mobilehome parks located in the Linda area: the Thunderbird Mobilehome Park located on North Beale Road between Highway 70 and Lindhurst Road. Within this node are located the Peach Tree Mall, the Lindhurst Plaza, and the Hill Top Plaza. Peach Tree Mall is one story, fully enclosed, climate-controlled regional shopping complex with a total of 70 individual retail stores. Directly accross from the Mall are the Hill Top Plaza, a newly developed future regional shopping center. Other commercial activities located with this same node are: service stations, motels, auto repairs, restaurants, and convenience stores.

The second commercial strip is located along North Beale Road betwen the intersection of North Beale Road and Lindhurst Road and the intersection of North Beale road and Griffith Avenue. This commercial strip includes auto sales, restaurants, auto repairs, service stations, building supplies and other retail stores. The third commercial strip is located along Feather River Boulevard. It has several service stations, convenience stores, garages and eating places.

Presently there are two industrial developments located in the community of Linda. The Diamond International Corporation (lumber manufacturing) is located off North Beale Road on Avondale Avenue. Yuba County Airport and the Industrial Tract are located in the southwest area of Linda.

The public and quasi-public developments located within the Linda area are two schools, ten churches, the Linda County Fire Department, the Linda County Water District, Yuba College (junior college), the Peach Tree Golf and Country Club, and California Department of Transportation Maintenance Yard.

2. The Foothill Area:

The Foothill area is made up of five small unincorporated communities: Dobbins, Oregon House, Loma Rica, Smartville, and Browns Valley. The most dominant land use in the foothill region is non-urban uses (i.e., agricultural or forest lands).

(1) Dobbins:

There is a small commercial node located on Marysville Road between Lake Francis Road and Texas-Hill Road. The node has a general grocery store, and a gas station/store.

Residential developments are single family dwellings mixed with mobilehomes. However, there are three mobilehome parks located in Dobbins: one located near the corner of Marysville Road and Lake Francis Road and one on Merriam Road off Marysville Road.

Dobbins also has an elementary school, a post office, three churches, a fire station manned by the Department of Forestry, a grange, and a club house at Lake Francis.

(2) Oregon House:

The existing land uses in Oregon House are dominated by single family homes and mobilehomes. Also, there is a mobilehome park located on Rice's Crossing Road.

There are two small commercial nodes located in the Oregon House area. One node has a small general store/gas pump, and it is located about one-half mile off Marysville Road on Rice's Crossing Road. The other commercial node is located on the corner of Marysville Road and Indiana School Road. It has a garage and an eating establishment.

A post office is located on the corner of Marysville Road and Frenchtown Road; and a community center located on the corner of Rice's Crossing and Rice's Texas Hill Road.

(3) Loma Rica:

There are two major subdivisions located in the community of Loma Rica: Cathedral Oaks and Rancho Loma Rica. The remaining residential developments are single family homes and mobilehomes located on various parcels.

There are various small commercial activities located on individual parcels of land throughout the Community of Loma Rica. For example, a small business is located near the corner of Smith Road and Loma Rica Road. However, the dominant commercial uses are located on the corner of Fruitland Road and Loma Rica Road. It has a small general grocery store

with gas pumps, and an eating establishment.

Loma Rica has an elementary school, an intermediate school, a school for handicapped children, a church, and a maintenance yard operated by Cal Trans.

(4) Smartville:

The residential developments in the Community of Smartville are concentrated along Smartville Road from where it leaves Highway 20 on the west side to where it rejoins Highway 20 at the fire station on the east side. There is a small core area of mostly single family residences on Blue Gravel Road, Church Lane and O'Brien Street.

There is only one commercial development established in Smartville. It is a small store/gas pump which is centrally located on Smartville Road.

The public and quasi-public land uses include one elementary school, one post office, four churches, and two fire stations (one manned by volunteers and the other manned by the California Department of Forestry).

(5) Browns Valley:

The existing residential developments are comprised of individual single family homes and mobilehomes. The residential development pattern is along both sides of Marysville Road from the corner of Highway 20 to approximately half a mile past Everglade Trail, and along Browns Valley School Road.

There is a general store, a bar, and a real estate office located in Browns Valley. Browns Valley also has an elementary school and a post office.

3. The Mountain Area:

This region is made up of five communities: Strawberry Valley, Challenge, Camptonville, Brownsville, and Rackerby.

The single most dominant land use in the mountain region is forestry. Approximately 72,000 acres of forest lands are held by the U. S. Forest Service, the Bureau of Land Management, and commercial timber companies. About 28,000 acres are held by private owners.

Residential land uses are scattered throughout the mountain region with single family dwellings and mobilehomes. There is a mobilehome park located in Challenge and Camptonville, and two mobilehome parks in Brownsville.

All commercial establishments are locally oriented. Strawberry Valley has a small general store with gas pump. There is a liquor store, small general store, and a service station located in the Challenge area. The commercial land uses in Camptonville are centered in one general location. It has a garage, a bar, a restaurant, a gas station, and a general store. There are two small commercial nodes located within the Community of Brownsville. The first one is located within the between Avenue 2028 on Willow Glen Road on the corner of LaPorte Road and Willow Glen Road. It includes real estate services, gasstation, eating establishment, garage and auto parts, and a feed store. The second one is approximately one mile north on LaPorte Road at the corner of LaPorte Road and Nero Road. This commercial node has a general store, and a lumber and building supply yard.

There is a post office located in Strawberry Valley. The public and quasi-public land uses in Challenge include and elementary school, a post office, two churches, and a forestry service station and living quarters. Camptonville has a school, a lodge, a post office, a church, and a County service garage. Brownsville has a school, a post office, two churches, County Sheriff's Sub-Station, volunteer fire station, a smallairport, grange, and the Yuba Feather Health Center. Rackerby has a post office and a church.

As pointed out at the very beginning of this section, the primary land use in Yuba County is "non-urban activity", and approximately 300,000 acres of land are being used for farming and grazing purposes. There is approximately 90,000 acres of irrigated agricultural land. Rice is the predominant irrigated crop raised, followed by peaches, prunes, walnuts, pears, almonds, wheat, irrigated pasture, kiwi, alfalfa, milo, beans, and miscellaneous vegetable crops. The non-irrigated lands (200,000 acres) are mostly dry farmed to barley or used for pasture. In the foothills, the raising of livestock is the main agricultural activity. A small acreage is used for hay and irrigated pasture. (Table #1)

TABLE #1

	<u>CROP ACREAGE HARVESTED</u>				
	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>
Fruit & Nuts Crops	20,130	20,269	21,096	21,681	20,829
Field & Veg. Crops	265,222	267,575	267,118	264,355	262,497
Seed Crops	<u>817</u>	<u>2,178</u>	<u>868</u>	<u>368</u>	<u>384</u>
	286,169	290,022	289,082	286,401	283,701

Source: Yuba County Agricultural Crop Report, 1980

4. Quantification of Land Use Categories:

The following tables show the existing land uses, existing zoning, and the existing parcel sizes.

LOMA RICA STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL (*)	220 Ac.	7.5%
COMMERCIAL	3 Ac.	0.1%
PUBLIC & QUASI (***)	28 Ac.	1.0%
AGRICULTURE (**)	2,660 Ac.	91.4%
TOTAL	2,911 Ac.	

DOBBINS STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL(*)	243 Ac.	9.9%
COMMERCIAL	6 Ac.	0.3%
PUBLIC & QUASI (***)	11 Ac.	0.5%
FOREST (**)	2,190 Ac.	89.3%
TOTAL	2,450 AC.	

OREGON HOUSE STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL (*)	170 Ac.	5.0%
COMMERCIAL	2 Ac.	0.1%
PUBLIC AND QUASI (***)	6 Ac.	0.2%
AGRICULTURE/FOREST(**)	3,218 Ac.	94.7%
TOTAL	3,396 Ac.	

SMARTVILLE STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL(*)	39 Ac.	26.9%
COMMERCIAL	1 Ac.	0.7%
PUBLIC AND QUASI (***)	8 Ac.	5.5%
AGRICULTURE/FOREST(**)	97 Ac.	66.9%
TOTAL	145 Ac.	

CHALLENGE STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL (*)	30 Ac.	34.1%
COMMERCIAL	3 Ac.	3.4%
PUBLIC & QUASI (***)	17 Ac.	19.3%
FOREST (**)	38 Ac.	43.2%
TOTAL	88 Ac.	

BROWNSVILLE STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL (*)	304 Ac.	12.4%
COMMERCIAL	11 Ac.	0.5%
PUBLIC & QUASI (***)	34 Ac.	1.3%
FOREST (**)	2,111 Ac.	85.8%
TOTAL	2,460 Ac.	

CAMPTONVILLE STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL(*)	56 Ac.	41.5%
COMMERCIAL	1 Ac.	0.7%
PUBLIC & QUASI (***)	8 Ac.	5.9%
INDUSTRIAL	41 Ac.	30.4%
FOREST (**)	29 Ac.	21.5%
TOTAL	135 Ac.	

STRAWBERRY VALLEY STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	
	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL (*)	10 Ac.	38.5%
COMMERCIAL	1 Ac.	3.8%
PUBLIC & QUASI (***)	1 Ac.	3.8%
FOREST (**)	14 Ac.	53.9%
TOTAL	26 Ac.	

LAURELLEN ROAD STUDY AREA

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>	<u>DEVELOPED</u>	<u>PERCENT</u>
RESIDENTIAL (*)		55 Ac.	23.0%
COMMERCIAL		2 Ac.	1.0%
AGRICULTURE(**)		181 Ac.	76.0%
TOTAL		238 Ac.	

(*) Based on 1 Ac. home site except where parcel was developed as a mobilehome park.

(**) Agricultural/Forest land is based on no dwelling unit, but may be developed with ag crops, grazing, or just vacant.

(***) Public and Quasi: Means - post office, churches, fire service, community services, etc.

B. EXISTING ZONING:

There are two purposes of zoning: (1) to promote, protect, and secure the public health, safety, and general welfare, and (2) to provide the social and economic stability of agricultural, residential, commercial and industrial areas resulting in an orderly development of a political jurisdiction.

Yuba County has seventeen major zoning classifications, and they are: Exclusive Agricultural, Agricultural/Rural Residential, Rural Residential Estate, Single Family Residential, Medium Density Residential, High Density Residential, Rural Commercial, General Commercial, General Industrial, Extractive Industrial, Light Industrial, Recreation, Timberland Preserve, Flood Plain, Public Facilities, Airport, and Planning Reserve Zone. The Exclusive Agricultural zone has been further divided into several sub zones.

There are three zoning classifications in the mountain region - Agricultural/Rural Residential (A/RR), Timberland Preserve (TPZ), and Recreation (RZ). The Agricultural/Rural Residential Zone allows primary and accessory uses associated with agriculture, single family structures, and mobile homes. Commercial and Industrial establishments are permitted with a Use Permit. The Timberland Preserve Zone provides an area in Yuba County in which the highest and best use of the land is the growing and harvesting of timber. Lands placed in this zoning classification are subject to all of

the provisions of the Z'berg-Warren-Keen-Collier Forest Taxation Reform Act of 1976. The Recreation Zone provides for the preservation of lands containing natural features which are suited as potential park and recreation uses.

In the foothills area, the single largest zoning classification is Agricultural/Rural Residential. In addition, much of the lands surrounding the reservoirs and lakes is classified as Recreation Zone.

In the valley area, the existing zoning classifications are: Exclusive Agricultural (AE), Agricultural/Rural Residential (A/RR), Rural Residential Estate (RRE), Single Family Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), General Commercial (C), General Industrial (M-1), Extractive Industrial (M-2), Light Industrial (M-3), Flood Plain (FP-1), Airport (AP), and Planning Reserve (PR).

With the exception of Linda and Olivehurst, most of the land in the valley area is zoned Exclusive Agricultural (AE). The main purpose of the Exclusive Agricultural Zone is to provide areas which are being used or can be used for the growing of food and fiber crops, including livestock in order to maintain the County's agricultural economic base. The minimum parcel size in this zone is ten (10) acres.

EXISTING ZONING - COUNTY WIDE

<u>CATEGORY</u>	<u>TOTAL ACREAGE (APPROX.)</u>
Agriculture (AE, A/RR)	222,710
Residential (RRE, R-1, R-2, R-3)	7,270
Commercial (GC, RC)	500
Industrial (M-1, M-2, M-3)	9,200
Recreation	25,680
Timber Preserve (TPZ)	27,470
Planning Reserve	870
Flood Plain	
Public Facilities*	
Airport	
Total Zoned Acres	293,630 Ac.
Proposed Marysville Dam	21,000
Beale Air Force Base	22,944
U. S. Forest Service, BLM	72,000
Total Acres	409,574 Ac.

* Overlay Zones

C.

EXISTING PARCEL SIZES

YUBA COUNTY (Unincorporated)*

PARCEL SIZE IN ACRES	<u>0-5</u>	<u>5+-10</u>	<u>10+-20</u>	<u>20+-40</u>	<u>40+-80</u>	<u>80+-160</u>	<u>160+</u>	<u>TOTAL</u>
PRIVATELY OWNED								
PARCELS	3204	1384	1042	786	505	329	406	7656
%	41.09%	18.1%	13.6%	10.2%	6.6%	4.3%	5.3%	
BEALE AFB								
PARCELS	1	0	0	2	1	5	44	53
%	1.9%	0	0	3.8%	1.9%	9.4%	83.0%	
TIMBER PRESERVE								
PARCELS	9	13	18	37	25	42	67	211
%	4.3%	6.2%	8.5%	17.5%	11.9%	19.9%	31.7%	
U.S. FORESTRY AND B.L.M. LANDS								
PARCEL	15	4	9	28	27	24	87	194
%	7.7%	2.1%	4.6%	14.4%	13.9%	12.4%	44.9%	
SPENCEVILLE WILDLIFE AND U.C. STATION								
PARCELS	0	0	0	1	2	4	14	21
%	0	0	0	4.8%	9.5%	19.0%	66.7%	

*NOTE: Valley area parcel size does not include the Linda/Olivehurst Urban Area nor the Cities of Marysville or Wheatland.

EXISTING PARCEL SIZES

*

VALLEY AREA

<u>PARCEL SIZE</u>	<u>PRIVATELY OWNED</u>		<u>BEALE A.F.B.</u>	
	PARCELS	%	PARCELS	%
0 TO 5.00 Ac	966	40.0%	0	.0%
5.01 - 10.00 Ac	293	12.1%	0	.0%
10.01 - 20.00 Ac	264	11.0%	0	.0%
20.01 - 40.00 Ac	262	10.8%	1	2.3%
40.01 - 80.00 Ac	206	8.5%	0	.0%
80.01 - 160.00 Ac	194	8.0%	3	7.0%
160.01 & Up	233	9.6%	39	90.7%
TOTAL	2418		43	

* Note: Valley area parcel size does not include the Linda/Olivehurst Urban Area nor the Cities of Marysville or Wheatland.

EXISTING PARCEL SIZES

FOOTHILL AREA

PARCEL SIZE <u>IN ACRES</u>	<u>0-5</u>	<u>5+-10</u>	<u>10+-20</u>	<u>20+-40</u>	<u>40+-80</u>	<u>80+-160</u>	<u>160+</u>	<u>TOTAL</u>
PRIVATELY OWNED								
Parcels	866	613	430	314	147	77	131	2578
%	33.6%	23.8%	16.7%	12.2%	5.7%	3.0%	5.0%	
BEALE AFB								
Parcels	1	0	0	1	1	2	5	10
%	10.0%	.0%	.0%	10.0%	10.0%	20.0%	50.0%	
SPENCEVILLE WILDLIFE AND U.C. STATION								
Parcels	1	0	0	1	2	4	14	21
%	.0%	.0%	.0%	4.8%	9.5%	19.0%	66.7%	
TIMBER PRESERVE								
Parcels	1	1	0	3	0	2	2	9
%	11.1%	11.1%	.0%	33.4%	.0%	22.2%	22.2%	
U.S. FORESTRY and B.L.M. LANDS								
Parcels	1	0	0	4	1	2	1	9
%	11.1%	.0%	.0%	44.5%	11.1%	22.2%	11.1%	

EXISTING PARCEL SIZES

MOUNTAIN AREA

<u>PARCEL SIZE</u>	<u>PRIVATELY OWNED</u>		<u>TIMBER</u>	<u>PRESERVE</u>	<u>U.S.FORESTRY & B.L.M. LANDS</u>	
0 TO 5.00 Ac	1372	51.6%	8	4.0%	14	7.6%
5.01 - 10.00 Ac	478	17.9%	12	5.0%	4	2.1%
10.01 - 20.00 Ac	348	13.1%	18	8.9%	9	4.9%
20.01 - 40.00 Ac	210	7.9%	34	16.8%	24	12.9%
40.01 - 80.00 Ac	152	5.7%	25	12.4%	26	14.1%
80.01 - 160.00 Ac	58	2.2%	40	19.8%	22	11.9%
160.01 & Up	42	1.6%	65	32.2%	86	46.5%
TOTAL	2660		202		185	

D. POPULATION CHARACTERISTICS:

According to the U. S. Bureau of the Census, the population of Yuba County has increased approximately ten (10) percent over the last ten years 1970 to 1980. (Table #2)

TABLE #2

EXISTING POPULATION

<u>YEAR</u>	<u>POPULATION</u>
1970 ¹	44,736
1975 ²	44,952
1980 ¹	49,733
1985 ³	53,296

Sources: 1. U. S. Bureau of Census
2. 1975 Special Census
3. State Department of Finance

In 1975, a Special Census was conducted throughout Yuba County. According to the census, 16,244 (37%) people resided within the urbanized areas of Linda and Olivehurst. Approximately 11% of the population is located in the foothill and mountainous communities of the County. (Table #3)

TABLE #3

POPULATION - 1975 SPECIAL CENSUS

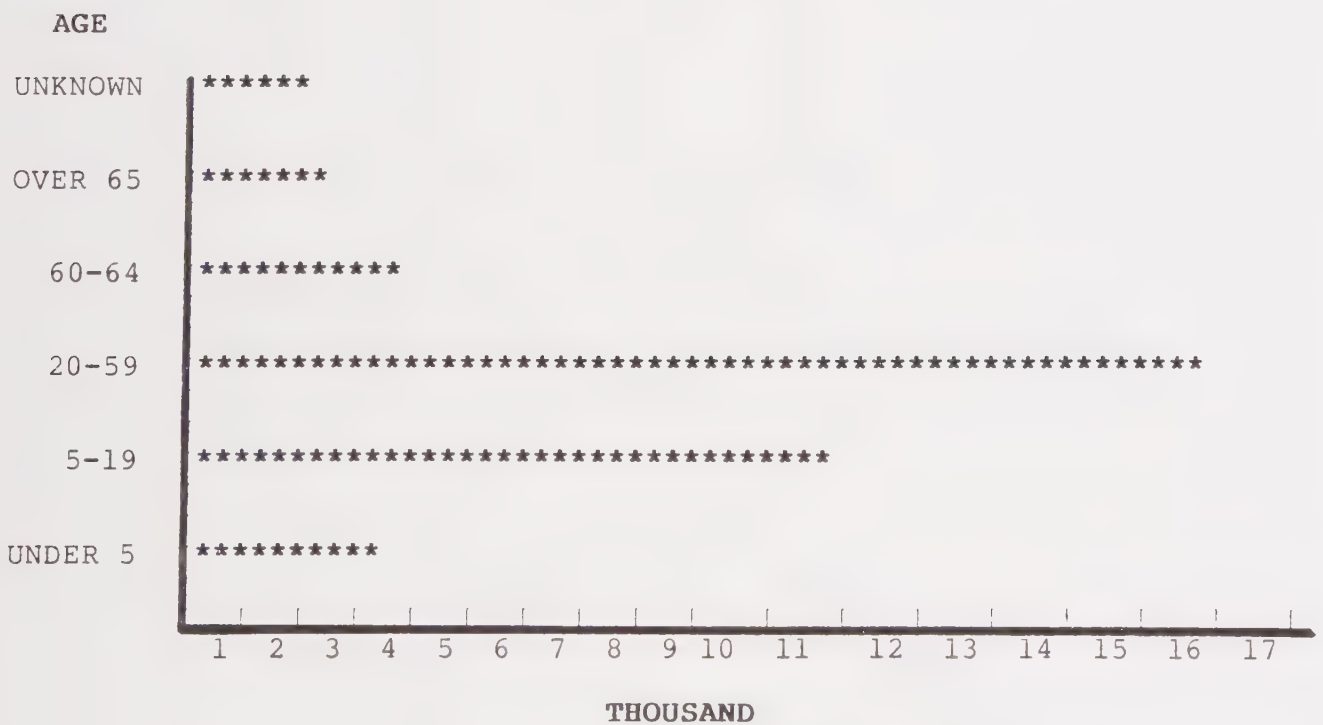
<u>COMMUNITY</u>	<u>POPULATION</u>
Marysville	9,254
Linda	8,859
Beale Air Force Base	8,208
Olivehurst	7,382
Wheatland	1,365
Loma Rica	916
Brownsville	728
Oregon House	698
Browns Valley	601
Dobbins	469
Camptonville	443
Challenge	236
Smartville	200
Rackerby	200
Strawberry Valley	156
TOTAL	44,952

Age characteristics, from the 1975 Special Census, indicates 20-59 year olds make up the greatest portion of the County's population, 49.9%. However, in recent years, senior citizens and retired persons have been attracted to Yuba County because of the quiet uncrowded atmosphere. The 1975 Special Census indicates that over 10% of the population in Yuba County was 60 years old and over. (Chart #1)

CHART #1

AGE CHARACTERISTICS - 1975

(Unincorporated Areas)



Source: 1975 Special Census

The ethnic composition of Yuba County according to the 1975 Special Census indicated 85.5% as White, 4.8% as Black, 5% as Mexican-American, and 4.7% other minorities. (Table #4)

TABLE #4

ETHNICITY OF PERSONS AND HOUSEHOLDS
(Unincorporated Areas)

<u>ETHNICITY</u>	<u>PERSONS</u>		<u>HOUSEHOLDS</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
White	25,677	85.5	8,375	87.8
Mexican-American	1,519	5.0	374	3.9
Black	1,442	4.8	400	4.2
American Indian	282	0.9	80	0.8
Filipino	163	0.5	50	0.5
East Indian	149	0.5	38	0.4
Japanese	141	0.5	38	0.4
Chinese	87	0.3	27	0.3
Other	540	1.8	152	1.6
Unknown	4,333	12.6	852	8.2
TOTAL	34,333		10,386	

Source: 1975 Special Census

Table 5 (Population Projections), depicts growth rates for the unincorporated areas of Yuba County. Based on the historical trend, the projected population growth rate may still be at a rate of 1% to 1 1/2% per year for the next ten to twenty years. However, many known or unknown variables may increase or decrease the projected population, these variables include:

- Availability of water
- Adequate sewage disposal site.
- Change in lifestyle depending on the gasoline situation.
- Employment opportunities within the immediate labor market area.
- Elimination of drainage problems in the urbanized areas.

TABLE # 5

POPULATION PROJECTIONS

(Unincorporated Areas)

<u>YEAR</u>	<u>POPULATION</u>	<u>INCREASE</u>
1975	34,555	
1980	38,362	3,806*
1985	40,102	5,547
1990	43,201	8,646
1995	46,541	11,986
2000	50,138	15,583

Sources: Yuba County Planning Dept.

* 1980 U. S. Census

E. ECONOMIC CONSIDERATIONS:

An analysis of the economic health of a planning area is an important part of the General Plan process. The economic situation may encourage or hinder the implementation of programs for municipal services and residential buildings by private enterprises.

The most dominant economic force in Yuba County is agriculture. The gross value of all agricultural production for 1980 was \$89,644,600, an increase of \$6,472,300 over 1979, \$26,558,800 over 1978, and \$26,484,100 over 1977.

And yet, only a small portion of labor force is in the agriculture industry.

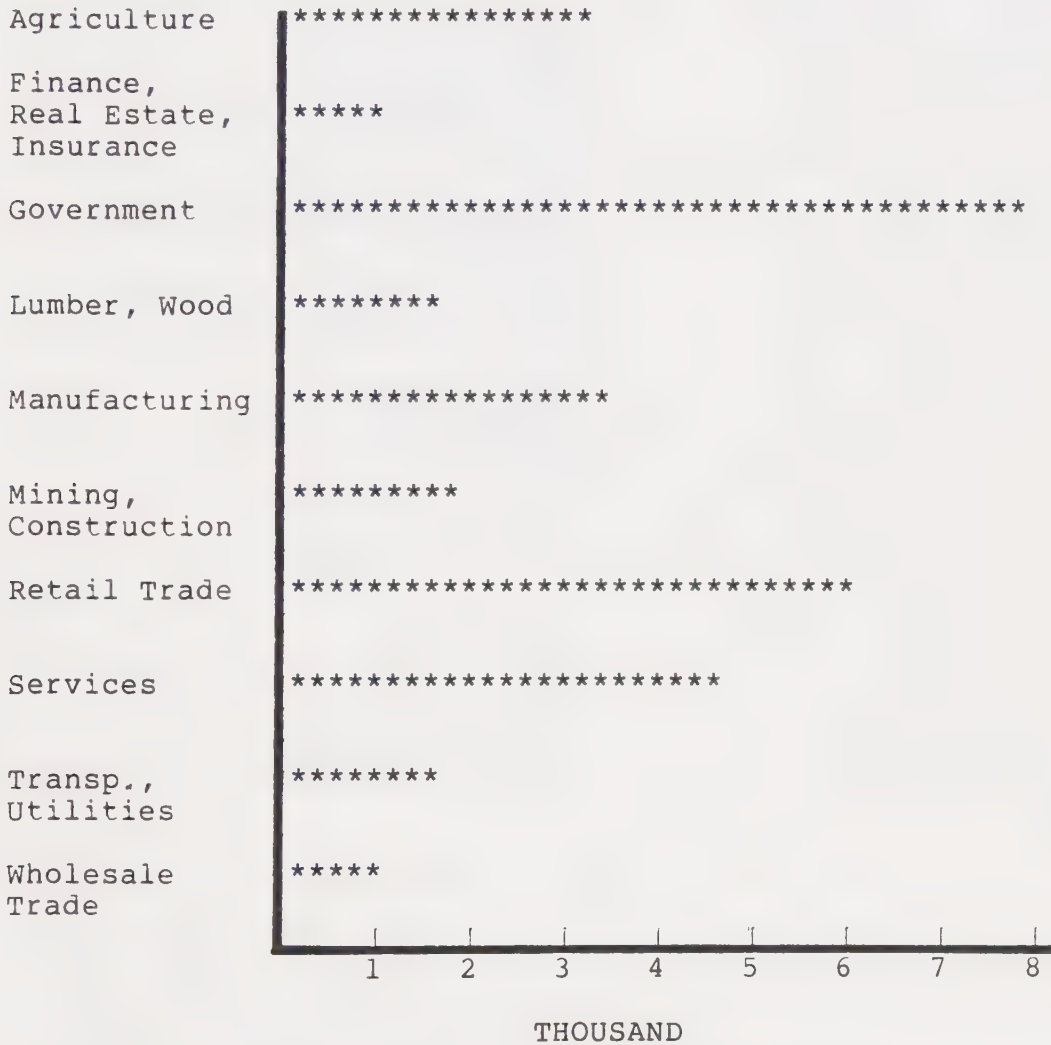
Employment figures are compiled on a Yuba-Sutter Bi-county basis. According to the information compiled by the State Employment Development Department, public service type employment is the largest group in the labor force in this region. Chart #2 denotes the labor force breakdown.

The unemployment rate for Yuba-Sutter area during 1980 was 12.5%.

CHART # 2

YUBA - SUTTER LABOR FORCE - 1980

TYPE OF
EMPLOYMENT



Source: State Employment Development Department

There are approximately 30 major industries located in Yuba County, many of them are located in the Yuba County Airport Industrial Tract #1. The larger industries include the following:

<u>FIRM</u>	<u>PRODUCT</u>
Acme Plastics, Inc.*	Plastics
All Pure Chemical Co.*	Chemical Bottling
Appeal-Democrat	Newspaper
Frank M. Booth, Inc.	Stainless Steel Fab.
Challenge Lumber Co.	Wood Mouldings
Classic Spas, Inc.*	Spas
Coca Cola Bottling Co.*	Beverage Distribution
Crown Solar Products, Inc.*	Skylights & fixtures
Danna & Danna, Inc.	Dehydrating Fruit
Del Pero-Mondon Meat Co.	Meat Packing & Processing
Energy Factors	Cogeneration Plant
Erickson Lumber Co.	Lumber
Mat Hyatt Cabinets, Inc.*	Cabinet Maker
Lou Mac's*	Survey-Wood Stakes
Medallion Mill Works, Inc.*	Wood Mouldings
New England Log Homes*	Home Construction Kits
No. California Trucking, Inc.*	Trucking
Rockholt & Sons, Inc.*	Reinforced Fiberglass Prod.
United Parcel Service, Inc.	Delivery Service
Universe Paint Co., Inc.*	Paint
Water Works Supply & Mfg. Co.	Pipe Fittings
Windsor Door Co.*	Metal Doors & Wooden Doors
Wrights Plastics, Inc.*	Counter Tops
Yuba Natural Resources	Gold & Aggregate
Yuba River Moulding & Millwork Co.	House Wood Mouldings

*Located in Yuba County Airport Industrial Tract

The per capita personal income in Yuba County has always been lower than the State as a whole. The primary reasons are seasonal employment in the agriculture industry and lower than average earnings. Table # 6 shows that approximately 70% of the households earned less than \$10,000 per year and only 2% earned more than \$35,000.

TABLE # 6

INCOME DISTRIBUTION BY HOUSEHOLDS
(Unincorporated Areas)

<u>INCOME</u>	<u>NUMBER</u>	<u>PERCENT</u>
\$ 0 - \$ 5,999 per year	3,666	36%
\$ 6,000 - \$ 9,999 per year	3,345	33%
\$10,000 - \$14,999 per year	1,953	19%
\$15,000 - \$19,999 per year	883	9%
\$20,000 - \$34,999 per year	384	4%
\$35,000 and over	114	2%

Source: 1975 Special Census

F. COMMUNITY FACILITIES:

The purpose of this section is to analyze the existing community facilities, and to determine the need, location and size of sites for future community facilities in order to accommodate the anticipated population growth of the County.

1. Schools:

The Yuba County public schools operate under a seven member Board of Education. The County has six school districts and each has its own Board of Trustees. These school districts are : Camptonville Union School District, Plumas School District, Wheatland School District, Wheatland Union High School District, Marysville Joint Unified School District and Yuba Community College District.

Yuba County has 15 elementary schools, 5 junior high schools, three high schools, and one community college. There are also parochial schools, schools for mentally retarded and physically handicapped and specialized schools that the Superintendent of Schools Office offers. (Educational Facilities Map)

Funds to finance schools come from three major sources: local property taxes, state general funds, and federal funds. As a result of Proposition 13, all the school districts are in an extremely tight position to construct any new facilities. This is due to the fact that a bond issue for construction of school facilities must be approved by two-thirds (2/3) of the registered voters, whether or not they vote. With this constraint, none of the school districts have any proposals to construct new facilities at this time. Pursuant to Sections 65401, 65402 and 65403 of the Government Code, each school district shall submit a list of proposed capital improvement programs to the county planning agency for review and report to determine whether the proposed facilities will be in conformity with the adopted general plan or part thereof.

The majority of high school students in the foothill area of Yuba County are bused to Marysville High School since there is no high school located in the foothills. High school students living in the Camptonville area attend the Nevada Union High School in Nevada City, Nevada County.

Yuba College is accredited as a two year institution of collegiate grade by the Western Association of Schools and Colleges, and recognized by the University of California, the California Community Colleges, etc. The new campus occupying 160 acres of land, opened in September, 1962. The total enrollment (day and evening combined) for 1980 was 11,254.

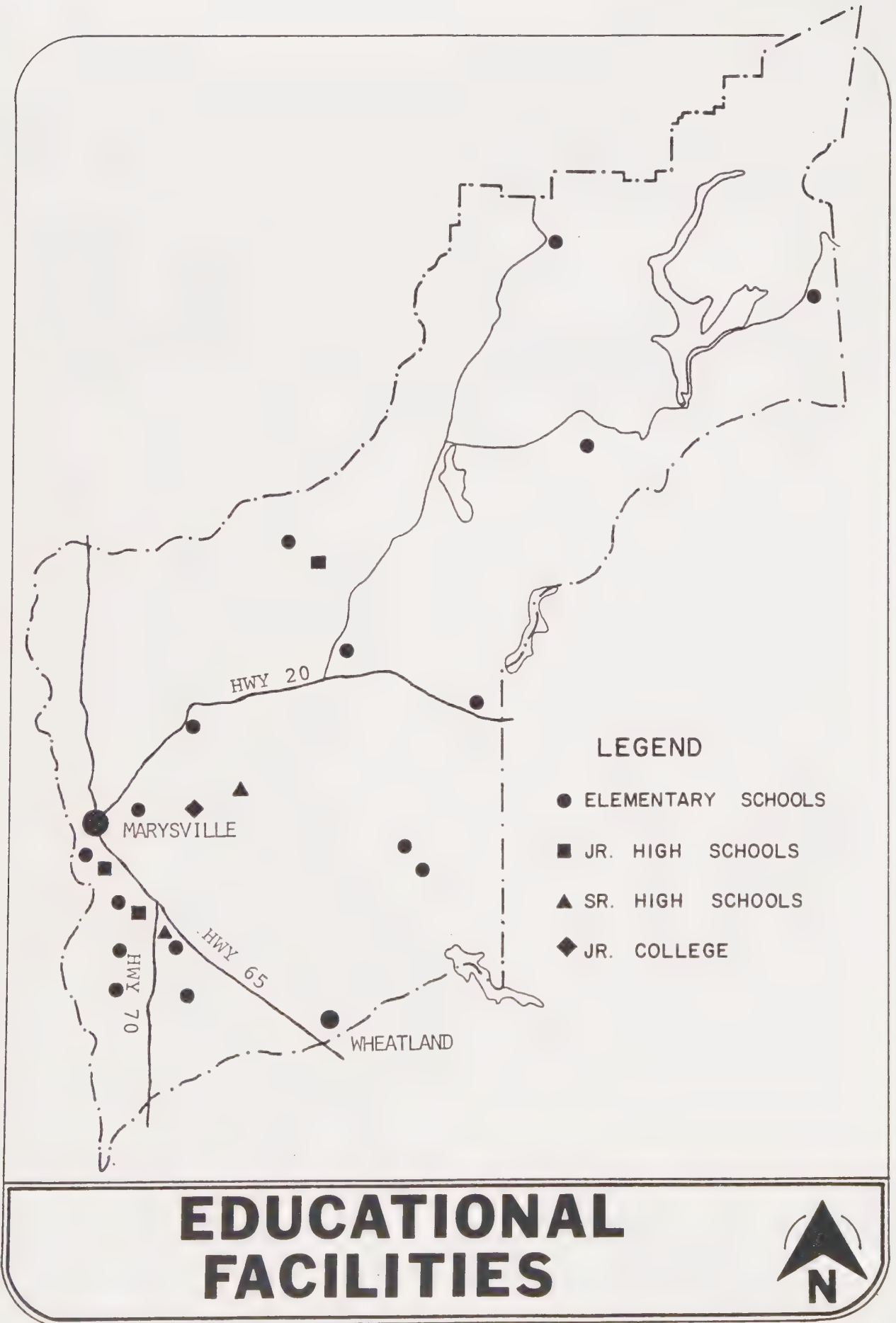


TABLE #7

PUBLIC SCHOOLS

<u>GRADE</u>	<u>UNINCORPORATED YUBA COUNTY</u>	<u>MARYSVILLE CITY</u>	<u>WHEATLAND CITY</u>
Elementary	16	2	2
Intermediate	3	1	1
High School	3	1	1
Junior College	1	0	0

Source: County Superintendent of Schools

TABLE #8

SCHOOL ENROLMENT

<u>YEAR</u>	<u>GRADE SCHOOLS</u>	<u>COLLEGE</u>
1970	13,036	
1971	12,512	10,713
1972	11,590	12,315
1973	9,161	14,178
1974	11,416	14,863
1975	11,426	17,543
1976	11,206	17,155
1977	11,336	15,210
1978	10,984	11,544
1979	10,342	10,514
1980	10,187	11,254

Sources: County Superintendent of Schools and Yuba College.

Note: Enrollment figures for Yuba College from 1971 through 1975 includes all campuses - Beale Air Force Base, Colusa, Lake County, and Woodland.

TABLE # 9

SCHOOL ENROLLMENT/PROJECTIONS

<u>School</u>	<u>Grade</u>	<u>Acres</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>Maximum Capacity</u>
<u>MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT</u>								
Alicia	6-8	45.00	565	586	517	497	650	696
Arboga	K-5	1.20	171	127	80	104	125	145
Browns Valley	K-4	5.85	-	-	68	69	150	87
Cedar Lane	K-5	9.22	668	602	521	637	600	696
Cordua	K-8	4.00	184	125	116	135	140	145
Covillaud	K-5	5.00	405	314	243	305	280	406
Dobbins	K-5	4.85	65	103	110	144	150	145
Ella	K-5	7.00	545	425	379	482	475	493
Foothill	5-8	20.00	138	177	271	279	400	319
Johnson Park	K-5	8.36	299	219	260	252	300	290
Kynoch	K-5	8.90	750	648	606	680	700	812
Linda	K-5	7.00	553	623	666	692	750	725
Loma Rica	K-4	5.20	121	168	100	116	150	116
McKenney	6-8	8.00	540	503	414	405	460	696
Olivehurst	K-5	10.10	474	404	332	370	370	493
Rose Bar	K-8	0.75	20	15	18	11	40	25
Yuba Feather	K-8	10.00	232	274	299	224	350	348
Yuba Gardens	6-8	19.00	678	617	538	544	600	696
Genesis Center	-	-	-	-	7	10	7	(Kynoch)
Lindhurst High	9-12	34.00	-	1279	1202	1080	1300	1500
Marysville High	9-12	67.00	2059	996	981	917	1100	1250
W. T. Ellis	9-12	4.80	209	146	181	184	180	200
<u>WHEATLAND UNION HIGH SCHOOL DISTRICT</u>								
Wheatland	9-12	35.00	-	803	578	473	-	
<u>WHEATLAND SCHOOL DISTRICT</u>								
Bear River	7-8	15.7	-)			424		
Far West	5-6	-	-)			331		
Lone Tree	K-4	-	-)	1961	1542	612	-	
Wheatland	K-6	3.2	-)			167		
<u>CAMPTONVILLE UNION SCHOOL DISTRICT</u>								
Camptonville	K-8	3.6	-	63	102	127	-	
<u>PLUMAS SCHOOL DISTRICT</u>								
Plumas	K-5	7.5	-	-	-	44	-	

Sources: Various School Districts

2. Parks and Recreation:

Recreation is essential for the physical, emotional, health and well-being of the individual and society as a whole. Since the early 1960's, Americans have spent more time than ever before in recreational leisure activities.

Yuba County owns two park and recreation facilities: The "4-H Camp" near Bullards Bar and Hammond Grove. The "4-H Camp" consists of 86 acres near Bullards Bar, and is operated as a group camping, picnicking and general recreation area. Hammond Grove, located on Dry Creek approximately 12 miles east of Marysville, is leased and maintained by a private archery club. It is a 7 acre park and open to the public for day use only. There are numerous rivers, streams and reservoirs within the County extensively utilized for recreational purposes. A number of these facilities are not fully developed and can be developed in the future. Following is a partial listing of recreation areas:

(a) Rivers:

Where access is available, fishing, picnicking, rafting, tubing and swimming are the dominant recreational uses for the Feather, Yuba and Bear Rivers. The Feather and Yuba Rivers offer some of the best American Shad, King, Salmon, and Steelhead fishing in the State of California. There is a State owned nine acre recreation site located on the Feather River managed by the County.

(b) Lakes and Reservoirs:

Developed day use and overnight facilities for camping, picnicking, and boating are available at Camp Far West, Lake Mildred (Thousand Trails, Inc.), Lake Francis, Collins Lake, Englebright, and Bullards Bar Reservoir.

(c) Forests:

The Tahoe and Plumas National Forest (U.S. Department of Agriculture, Forest Service) cover over 56,000 acres of land in the northeastern portion of Yuba County. The forests are used for hunting, camping, fishing and hiking. The 11,200 acre Spenceville Wildlife and Recreation Area managed by the State of California provides picnicking, fishing, hunting, and hiking.

(d) Scenic Beauty:

Areas for the enjoyment of scenic beauty--The elements of the General Plan are all to some degree related to each other. The adopted Open Space and Conservation Element of the Yuba County General Plan has identified types and uses of open space and natural resources in Yuba County. Goals and policies have been established for the for the protection of certain environmental features; and one of the major goals has been: "To maintain and enhance the natural resources, open space land uses and scenic beauty of Yuba County in order to protect the quality of the environment, the County's economy, and the health and well-being of present and future residents." One of the policies is to encourage the preservation and enhancement of the natural features of the County including rivers and streams and their banks, mountain peaks, bluffs, areas of scenic beauty, and native vegetation.

3. Government Facilities:

As the county seat, the City of Marysville is the headquarters for many governmental agencies. Any expansion of facilities will probably be tied to the rate of population growth and the demand for services.

(a) Federal:

The U. S. Government has a few offices located in the County; however, most of these offices are located within the City of Marysville.

Beale Air Force Base is located about eight (8) miles east of the City of Marysville. Also, there are several post offices located in the foothill communities and unincorporated urbanized areas, and a ranger station located in the community of Challenge.

(b) State:

There are several State offices located in Yuba County and most of them are in the City of Marysville. Some of the major State offices are: Employment Development Department, Forestry Department, and Transportation Department.

(c) County:

The Yuba County Administration Center is located in downtown Marysville, on 5th Street, between "B" and "C" Streets. The Annex which includes the Welfare Department, Planning and Building Services Department, Health Department and others is located in the former County Hospital on 14th Street in the City of Marysville. At the present time the County of Yuba has approximately 475 employees to provide the needed public services. No new facilities have been planned because all existing facilities are more than adequate to provide the needs and the demands of the public.

(d) Yuba County Library:

The Yuba County Library has been in operation since the early 1900's and in 1977 a new library building was constructed. The Yuba County Library is a member of the Mountain-Valley Library System, a cooperative organization established to provide the sharing of resources among libraries. The Library now has approximately 98,000 books; 140 periodical subscriptions with backfiles of five to ten years; records; tapes; films and art for people to enjoy.

The Library also operates a Bookmobile which provides library service to County residents who are unable to use the main Library due to problems of distance and transportation. At present, there are twenty-one (21) scheduled stops which are visited every other week. Special services for children and a community meeting room are also available.

4. Health Care:

The health care facilities in Yuba County are being provided by one general hospital (Rideout Memorial Hospital), one emergency center (Rideout Emergency Center), two health clinics (Yuba General Medical Clinic and Yuba Feather Health Center), one convalescent hospital (Marysville Convalescent Hospital), one rest home (Feather River Manor), and two senior citizens housing developments.

Yuba General Medical Clinic is established by Yuba County to provide comprehensive health care services for MediCal, Medical, and private patients who need services. The professional staff of the clinic consists of four full time family physicians, three nurses, one full time pharmacist,

and one full time and one part time licensed laboratory technicians. A Medical Social Worker is also available during clinic hours.

The Yuba Feather Health Center is privately owned and offers various medical services. The six acre facility is located in the Brownsville area and has a professional staff of three doctors, one dentist, and one optometrist. It also has a pharmacy.

Rideout Memorial Hospital is a licensed and accredited non profit Community Hospital, offering both acute care and skilled nursing beds. It maintains modern medical, surgical, pediatric and intensive care/cardiac care departments as well as a fully staffed 24 hour Emergency Center. There are extensive outpatient departments for Radiology, Laboratory and Respiratory diagnosis. Virtually the entire Rideout Memorial Hospital is new or remodeled as a result of a recent building project. The total capacity of 128 beds includes an ultra modern and sophisticated 12 bed Intensive Care/Cardiac Care Unit, specialized surgical and medical nursing floors, and individual areas for Pediatrics and Gerontology. The two senior citizen housing units offer a total of 140 apartments. The Olive Tree Senior Citizen Apartments has 40 units and is located on 7th Avenue in Olivehurst. The other apartment, Christian Manor Senior Citizen Apartments offers 100 apartments and is located in the City of Marysville.

5. Law Enforcement:

The Yuba County Sheriff's Department is responsible for providing law enforcement throughout the unincorporated areas of the County. The Sheriff's Department is manned by 54 law enforcement officers, operates 22 patrol cars, and three boats. The Department also has 30 "reserves" and "mutual aid" agreements with various law enforcement agencies. Prior to Proposition 13, the Department had been promoting several Crime prevention programs such as Neighborhood Watch Concept, Rape Prevention Talks, and an experimental motorcycle preventative patrol. However, since the passage of Proposition 13, the crime prevention programs were cut back and the staff was reduced. At present, the Department provides less than one police person per one thousand (1,000) population.

6. Fire Protection:

Fire Protection in Yuba County is provided by several different agencies as well as volunteer units. There are two fire protection districts in the urbanized unincorporated areas of Linda and Olivehurst. The foothill and mountainous areas are protected by the California Division of Forestry, United States Forest Service, and volunteers.

(a) Linda Fire Department:

The Linda Fire Station is located on Scales Avenue in the Community of Linda. The station is manned by eight full-time fire persons and 18 volunteers. The station is manned 24 hours a day with an average response time of about three minutes. The Linda Fire Department has a "mutual aid" agreement with other fire agencies so that companies from other jurisdictions may respond to the fire alarms. The department also has an "automatic aid" agreement with the Olivehurst Public Utility District for fire protection in the Yuba County Industrial Park.

(b) Olivehurst Public Utility District:

The Olivehurst Fire Station is located on 9th Avenue in the Community of Olivehurst. This station is manned on an "on-call" basis 24 hours a day by 19 well-trained volunteers. The average response time is still five minutes, even with the on-call basis.

The Olivehurst Fire Department also has a "mutual aid" agreement with other fire agencies.

(c) Plumas-Brophy Fire Protection District:

The Plumas-Brophy Fire Station is located on Highway 65 approximately three miles north of the town of Wheatland. This station is manned on an on-call basis 24 hours a day by approximately 20 volunteers. The Plumas-Brophy Fire department has mutual aid agreements and automatic aid agreements with all surrounding fire agencies.

(d) Smartville Fire Protection District:

Smartville Fire Station is located on Blue Gravel Road in the community of Smartville. This station is manned on an on-call basis 24 hours a day by ten volunteer firemen. The Smartville Fire District has mutual aid and automatic aid agreements with all surrounding fire agencies.

(e) The California Department of Forestry:

The fire protection for the foothills basically lies with CDF. Currently there are three fire stations located in the county. They are Smartville, Loma Rica and Dobbins. The Smartville Station is manned by five full-time and six seasonal fire persons; however, during the off-season the station only opens 8 a.m. to 4 p.m. five days a week. Fire season generally runs from May to October in the foothills of Yuba County. The Loma Rica Station is manned by two full-time and three seasonal fire persons plus ten volunteers. At present, this station is manned 24 hours a day every day of the year under contract with the County of Yuba. They handle all emergencies, rescues and fires on a year-round basis in this area.

The Dobbins Station is manned by three full-time persons plus ten volunteers. It also handles all emergencies, fires and rescues on a year-round basis. All of the CDF fire stations have mutual aid and automatic aid agreements with other fire agencies. Foothill area also has two volunteer fire companies and stations. They are located in Brownsville and the Camptonville areas. They also have mutual aid and automatic aid agreements for helping and being helped by other jurisdictions in the area.

(f) United States Forest Service:

The Tahoe National Forest Station is located in Camptonville. The station is manned by 11 full-time fire personnel during the peak fire season, and six full-time persons during the rest of the season.

G. PUBLIC UTILITIES:

1. Water:

Yuba County water needs are met by various water agencies, both public and private, and by individual wells.

(a) Yuba County Water District

The Yuba County Water District serves a large portion of central and northern Yuba County. It consists of about 188 square miles or 29% of the land area of Yuba County. The district's water is obtained from the south fork of the Feather River. Treatment of this water includes filtration and chlorination. This domestic water is provided to the communities of Brownsville, Challenge, Rackerby, and Forbestown. Most of the water to these areas is provided by gravity distribution through a system of canals and ditches. The cost of obtaining this water is \$12.85* per month for 2,000 cubic feet (14,964 gals.) and any water used above 2,000 cubic feet is \$.20 per 100 cubic foot.

Yuba County Water District also provides irrigation water service to the areas of Oregon House and Dobbins. The cost to the public is \$10.00* per acre foot or \$90.00 a miners inch.

There are presently 607 customers receiving domestic water and only 77 customers receiving irrigation water from the Yuba County Water District.

(b) Lake Francis Water Company

This privately owned water company is located south of Dobbins on Texas Hill Road. It serves a 58 lot subdivision overlooking the west shore of Lake Francis. The facilities were constructed in 1962. The size and type of distribution lines are unknown.

(c) Camptonville Water Service Company

This privately owned water system has a maximum capacity of sixty services. Water from the diversion works is transported via a steel pipe to the intersection of Mill and Main Streets. It is then distributed through the major portion of Camptonville.

(d) Cathedral Oaks Mutual Water Company

The Cathedral Oaks Subdivision, located off Loma Rica Road about two miles southwest of Loma Rica, is served by this privately owned water company. The water company buys raw irrigation water from the Browns Valley Irrigation District. The water is treated and pumped to a storage tank from the reservoir. The water is then pumped by booster pump and pressure tank into the street mains.

(e) Nevada County Irrigation District

The town of Smartville and the surrounding area is served by the Nevada Irrigation District. The domestic water is treated through a filter and chlorinator, then piped to a storage tank from where it is piped to individual dwellings.

(f) Olivehurst Public Utility District

The Olivehurst Public Utility District supplies the domestic water needs of urbanized area of Olivehurst. There are currently nine (9) wells and approximately 28 miles of underground pipe lines. There is chlorination treatment installed on the pumps. Water supply is from the ground water with adequate volume for the future needs. The cost of the water system service is \$9.00* per month per single family residence. There are no taxes collected to support the system; all of the operating costs are supported by the charges to their customers.

(g) Linda County Water District

The Linda County Water District meets the water needs of a great portion of the Linda area. There are seven (7) wells in operation. The system is a closed looped pressure system with elevated storage. Chlorination is the only water treatment required. However, the newest well has an aerator to remove gas odors. The cost of water is \$4.50* per month per single family residence plus 25 cents per 100 cubic feet.

* 1981 Data

2. Solid Waste:

(a) Brownsville (Ponderosa) Sanitary Landfill

This site, located in northeast Yuba County, is a small 40 acre Class II disposal site serving both public and private collectors in the areas of Loma Rica, Camptonville, and Dobbins. Based on the present disposal rate of approximately 1700 tons per year, this landfill site has a life expectancy of about 20 years.

(b) Yuba-Sutter Disposal, Inc.

Yuba-Sutter Disposal, Inc., is owned by Golden gate Disposal company, a San Francisco based collection company. This company basically serves the urban areas of Sutter and Yuba Counties. Residential collection service varies from once per week in Linda, Olivehurst and Wheatland to twice per week in Marysville and Yuba City. Collection of wastes from commercial and industrial establishments varies in frequency from one to three to five times per week. It has been estimated that approximately 70,000 tons of solid waste is collected each year.

The Yuba-Sutter Disposal, Inc., Sanitary Landfill site is located about half a mile northeast of the Marysville City limit, on Highway 20. The site is approximately 95 acres in size.

(c) Bi-County Solid Waste Plan and Program

The adopted Bi-County Solid Waste Plan and Program, and its amendment (Amendment #1) have identified the relationship between the type and amount of solid waste generated in the Bi-County area and the amount of solid waste generated in the Bi-County area and the economic management of these solid wastes. The adopted reports have six goals and supporting objectives, and the goals are:

- (1) To develop effective and environmentally sound waste management programs in the Bi-County area to guide and serve appropriate and planned development.

- (2) To provide a program that will reduce the volume of waste generated and provide a system of storage that is safe, sanitary and aesthetically acceptable.
- (3) To provide solid waste collection programs capable of handling solid waste generated in the Bi-County area in an efficient manner conducive to recycling, resource recovery and elimination of the impetus for illegal dumping.
- (4) To provide recycling and resource recovery programs capable of handling solid waste generated in the Bi-County area in a manner that will conserve depleting resources, significantly reduce the quantity of waste requiring disposal, provide and economic profit, and promote citizen participation and concern for the environment.
- (5) To provide solid waste disposal programs that consist of sanitary landfills or other methods which can process and dispose of solid waste generated in the Bi-County area in an efficient and economical manner which insures a sage and healthful environment.
- (6) To provide programs for hazardous waste capable of collection, processing, recycling and disposal of hazardous waste generated in the Bi-County area in an efficient and economical manner which insures a safe and healthful environment.

3. Transportation:

(a) Rail:

Rail service to Yuba County is limited to freight movements on the Southern Pacific, Western Pacific and Sacramento Northern Railroads. There is no rail passenger service at this time; however, negotiations are under way with AMTRAK for future service.

(b) Air:

Air transportation in Yuba County is limited to Yuba County Airport with limited commuter airline, air taxi and charter flights available.

(c) Bus:

Yuba County is presently served by two bus companies; Grayhound and Hub Area Transit Authority.

Grayhound does not provide local or intra-county service; routes and schedules are primarily oriented to inter-regional travel demands.

Hub Area Transit System has 13 minibuses to provide special services in a fixed route and special route basis. A person can get a ride within the urban areas of Marysville and Yuba City by calling "Dial-A-Ride". Or, a person can ride the "Scheduled Service" between the urban area and any of 14 convenient points in Sutter or Yuba Counties.

Hub Area Transit System also provides a fixed route and time busing system to the foothill communities of Yuba County. Those communities served by the system are Loma Rica, Oregon House, Brownsville, Dobbins, and Challenge.

4. Waste Water Treatment:

With the exception of Linda and Olivehurst, the sewage system in the unincorporated portion of Yuba County is by individual septic tanks. However, ever increasing density will create problems with the individual systems. Higher urban type densities will eventually require central treatment systems.

The urbanized area of Linda is serviced by a sewage disposal system that is operated by the Linda County Water District. The present treatment facility's capacity is 1.5 million gallons per day, with a peak flow of 2.0 million gallons per day. At present the average flow is about 800,000 to 900,000 gallons per day. The type of treatment that the facility offers is a secondary (bio-filtration) system.

The Olivehurst area is serviced by a treatment plant operated by the Olivehurst Public Utility District. The treatment system includes two sludge storage ponds. The facility's capacity is 1.29 million gallons per day, with a peak flow of 4.0 million gallons per day. At present the average flow is approximately 0.6 million gallons per day.

Because both facilities are presently operating below the maximum capacity, neither district has plans to expand the system. It is imperative that both districts work closely with Yuba County to insure that all new facilities will be planned and constructed in concert with the growth projections in the area.

5. Gas and Electric:

The Pacific Gas and Electric Company provides gas and electric power to most areas of the County. During 1980 there were 21,532 customers.

The foothill residents' gas power comes from various private gas companies, which supply propane gas. There are numerous companies that supply propane gas to communities such as Loma Rica, Browns Valley, Oregon House, Dobbins, Challenge and Smartville.

6. Telephone:

Pacific Telephone Company provides telephone service in Yuba County. In February 1981 there were 16,217 telephone customers.

7. Drainage:

The topography of Yuba County is such that drainage is a natural flow down from the foothills.

A great portion of the drainage comes down in the urbanized areas of Linda and Olivehurst. There are two major drainage channels which carry a large portion of the run-off during heavy rains. These two channels originate to the east of Linda and continue their flow down through Olivehurst.

The first drainage channel starts just east of Griffith Avenue on the north side of North Beale Road. The channel runs parallel to and along Griffith Avenue southward and crosses Griffith Avenue just north of Erle Road. The drainage channel continues running southwestward and into the Community of Olivehurst. That portion of the channel from its beginning to crossing under the S.P.R.R. tracks is known as Clark Slough. As it passes through Olivehurst west of the tracks, it is now referred to as the Olivehurst Drain. This drainage eventually runs into another channel which is located on the east side of the Western Pacific Railroad tracks.

The second drainage channel starts just north of Hammonton in the goldfields and runs southwestward. This channel is now referred to as the Linda Drain. The channel then crosses Hammonton-Smartville Road just east of the intersection of Dantoni Road. The drainage channel continues southward across North Beale Road and along the westward in a large ditch just south of Country Club Park. At the southwest corner of Country Club Park the channel flows southward to the Southern Pacific Railroad. The channel then turns and runs westerly crossing under both the S.P.R.R. tracks and the freeway and at this point it becomes known as Horseman's Ditch. At this point the channel is north of and parallel to Second Avenue in Olivehurst. It then flows south to a point where it joins the Olivehurst Drain. From this point south, the facility is now referred to as the Clark Lateral. It flows south out of Olivehurst, then crosses under Highway 70 in an easterly direction and then flows south to the Bear River in a channel referred to as the Western Pacific Interceptor Canal (also called Great America Canal).

These two drainage channels are the cause of serious flooding problems in the urbanized areas of Linda and Olivehurst. There are many adverse effects caused by flooding: Property damage, loss of human lives, backwater effects in sewer lines and septic tanks, etc. In 1979 the Board of Supervisors adopted a "Drainage Fee Ordinance" which includes the east portion of Linda and a major portion of Olivehurst. The Board of Supervisors determined that new building and improvement projects will increase the potential flooding in those two areas and that in order to promote and protect the health and welfare of the residents of Yuba County, it is necessary that persons who carry out such projects within those areas pay a reasonable drainage fee to control storm water run-off and prevent such flooding.

The South Yuba Drainage Master Plan was prepared for the County in 1981 by MHM, Inc., engineering consultant. This plan projected proposed land use for the drainage area and considered this very strongly in designing the Master Plan. The adopted Seismic Safety and Safety Elements of the Yuba County General Plan have identified those areas in the County that have potential flooding problems and hazards. The report further spells out goals and policies as how to mitigate flood hazards.

8. Airport:

Yuba County Airport was built in 1942 as a U. S. Army Ground Support Base. After the war it was converted for civilian use; it was owned and operated first by the City of Marysville and later by Yuba County.

At the present time, the Yuba County Airport consists of a 6,006 foot long, 150 foot wide, active runway and a 3,300 foot long, 150 foot wide, crosswind runway. There are eighty-one (81) aircraft currently based at the airport, and this includes one falcon fan jet, one helicopter, and eleven multi-engine aircraft. Flight operations for the last five years have averaged in excess of 60,000 annual operations and a five-year growth projection of 9% per year of an annual increase of approximately 5,400 operations is anticipated.

While scheduled airline service is presently limited to commuter airline and charter flights, negotiations are underway with both regional and commuter airline carriers. In order to accommodate the anticipated growth, the Yuba County Airport is currently negotiating for the purchase of 45 acres of clear zone property for Runway 32 and plans to purchase an additional 10 acres of clear zone property for Runway 14. Also, new taxiway lighting systems, new jet aircraft apron, new T-hangars, new corporate hangars, new FBO facilities, and a new Airport Terminal Building have been scheduled for construction or are planned.

IX. Land Use Plan/Land Use Categories:

The Land Use Plan directs current and future land uses by means of general goals and specific policies. A set of land use categories is provided to translate the goals and policies into a land use map. Determination of the Land Use Categories for any area is generally based on the following criteria:

1. Existing land use;
2. Accessibility/circulation;
3. Soils classification;
4. Natural resource quality;
5. Ownership and settlement patterns, including parcel sizes; and availability of public services and facilities.

Descriptions and purpose of the Land Use Categories for the Yuba County Land Use Plan are as follows:

A. Open Space/Recreation

Purpose: To identify and conserve areas of open space, recreation, scenic, natural and historic value.

Open space consists of lands used for agriculture or forestry, recreation and areas of natural or historic significance. Wattersheds, wetlands and marshes, lakes and streams, wildlife preserves and habitat, ecologically significant natural areas, wilderness areas, public and private recreational facilities such as parks, playfields, trails and golf courses, and historic sites are all examples of open space areas when if conserved or preserved provide value to the citizens of the County, State and Nation.

B. Agriculture

Purpose: To identify and protect from incompatible uses lands especially suited for agricultural use.

The Agriculture land use category shall be applied to areas where prime and productive soils, support services, irrigation projects, and large contiguous parcels in farm use combine to provide for the long term productivity and viability of commercial agriculture as a major segment of the Yuba County economy.

C. Timber Preserve

Purpose: To identify and conserve prime forestlands of Yuba County for sustained commercial timber production, recreation and associated natural resource values.

The Timber Preserve land use category shall be applied to forestlands contained within the Tahoe and Plumas National Forest, Bureau of Land Management Public Domain lands and private held parcels qualifying under the Forest Taxation Reform Act of 1976 (TPZ).

D. Rural Residential

Purpose: To provide lands for mixed agricultural, forestry and low density residential uses.

This category shall be applied in areas of limited forestland or agricultural suitability in the foothill and mountain areas of Yuba County where historic settlement and ownership patterns have created an irrevocable commitment of the lands to noncommercial farm or forest uses. Where appropriate, community core area designations may be provided to allow for greater intensity of land uses within limited areas of the unincorporated communities of Yuba County.

E. Rural Estate Residential

Purpose: To provide acreage lots for low density rural residential, limited agricultural and recreational uses.

This category shall be applied in areas on the urban fringe where public facilities and services are limited and large lot and acreage rural estate development will serve as a buffer between urban development and productive agricultural lands.

F. Single Family Residential (Low Density Residential)

Purpose: To provide areas for exclusive single family residential uses.

The Single Family Residential category shall be applied in urban areas where a full range of public facilities and services are available.

G. Medium/High Density Residential

Purpose: To provide lands within the urban area for mixed residential uses of varying density and type.

The Medium/High Density Residential land use category shall be applied in urban areas close to commercial services and employment centers where a full range of public facilities and services exist and the circulation system is designed to accommodate higher traffic volume.

H. Commercial

Purpose: To provide suitable and sufficient lands for commercial development.

The Commercial land use category shall be applied in areas of existing commercial uses and population concentrations where a full range of public facilities and services are available and access and egress to major roads and arterials can be safely accomplished.

I. Industrial

Purpose: To provide suitable and sufficient lands to accommodate future industrial growth and to protect existing industrial uses from the encroachment of incompatible land uses.

The Industrial land use category shall be applied to existing industrial uses and to lands adjacent to these uses needed for future growth where access to transportation facilities and necessary public facilities and services are available.

J. Extractive Industrial

Purpose: To identify and protect from incompatible uses areas within which are located significant and commercially viable mineral and aggregate resources.

This land use category shall principally apply to areas lying within the stream course and adjacent to the Yuba River where extensive mining and dredging activities have been in near continuous operation since the initial discovery of gold.

K. Light Industrial

Purpose: To provide for compatible industrial land uses and to protect adjacent less intense land uses from industrial nuisances by providing discretionary and conditional approval of proposed industrial development.

This land use category shall be applied in areas of close proximity to residential areas and less intense commercial areas.

L. Planning Reserve

Purpose: to provide lands needed to accommodate future urban residential and commercial land uses.

The Planning Reserve land use category shall be

applied in areas durrently beyond the limits of urban level facilities and services but where such planned improvements may be extended in support of future urban development.

M. Proposed Marysville Dam

Purpose: To identify the area of potential inundation that would result from the damming of the Yuba River in the Hammond Grove vicinity.

The land use category shall serve only as a Land Use Plan Map overlay with a highly generalized boundary reflecting the maximum extent of the proposed Marysville Dam impoundment.

N. Beale Air Force Base

Purpose: To identify the land area of Beale Air Force Base.

The land use category shall serve only as a Land Use Plan Map overlay identifying land contained within the boundaries of Beale Air Force Base and subject to federal jurisdiction.

POPULATION DENSITY AND LAND USE INTENSITY

<u>LAND USE CATEGORY</u>	<u>TOTAL ACREAGE</u>	<u>MAXIMUM SITE DENSITY/INTENSITY</u>	<u>AVERAGE SITE DENSITY/INTENSITY</u>	<u>POPULATION AT BUILDOUT</u>
Open Space Recreation	25,680	N/A	N/A	N/A
Marysville Dam	21,000	0.2 Dwelling units per acre	0.2 Dwelling units per acre	10,500 @ 2.5 persons per dwelling unit
Industrial	3,900	30,000 sq ft gross floor area per acre	20,000 sq ft gross floor area per acre	N/A
Commercial	500	30,000 sq ft gross floor area per acre	20,000 sq ft gross floor area per acre	N/A
Planning Reserve (East Linda)	870	7.1 Dwelling units per acre	4.25 Dwelling units per acre	9,250 @ 2.5 persons per dwelling unit
Rural Estate Residential	3,600	1 Dwelling unit per acre	.75 Dwelling units per acre	6,750 @ 2.5 persons per dwelling unit
Agriculture	118,710	0.1 Dwelling units per acre	.029 Dwelling units per acre	8,600 @ 2.5 persons per dwelling unit
Rural Residential	104,000	3 Dwelling unit per acre	0.2 Dwelling unit per acre	52,000 @ 2.5 persons per dwelling unit
Low Density Residential	1,630	7.09 Dwelling units per acre	4.25 Dwelling units per acre	17,320 @ 2.5 persons per dwelling unit
Medium Density Residential	1,700	17 Dwelling units per acre	12.75 Dwelling units per acre	54,200 @ 2.5 persons per dwelling unit
High Density Residential	340	29 Dwelling units per acre	21.75 Dwelling units per acre	18,500 @ 2.5 persons per dwelling unit
Timber Preserve	27,400	.006 Dwelling units per acre	.006 Dwelling units per acre	430 @ 2.5 persons per dwelling unit

<u>LAND USE CATEGORY</u>	<u>TOTAL ACREAGE</u>	<u>MAXIMUM SITE DENSITY/INTENSITY</u>	<u>AVERAGE SITE DENSITY/INTENSITY</u>	<u>POPULATION AT BUILDOUT</u>
U.S. Forest & BLM Land	72,000	0	0	0
Beale AFB	23,000	N/A	N/A	N/A
Extractive Industrial	5,300	N/A	N/A	N/A

O. JUSTIFICATION OF LAND USE CATEGORIES

Following information serves as the analysis to justify the amount of land designated for each category:

1. Beale Air Force Base (23,000 Acres Approx.):

This land use designation needs no justification because it is an existing facility and is under the jurisdiction of the federal government.

2. U. S. Forest & BLM Lands (72,000 Acres Approx.):

This land use designation needs no justification because all 72,000 acres of land are owned and controlled by the federal government and the County of Yuba has no jurisdiction on those lands.

3. Timber Preserve (27,400 Acres Approx.):

The purpose of this land use designation is to preserve those areas in Yuba County in which the highest and best use of the land is for growing and harvesting of timber. Lands so preserved and zoned will be subject to all of the provisions of the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976. The minimum parcel size for this land use designation is 160 acres unless the requirements established in Section 51119.5 of the Government Code can be met.

Presently there are approximately 27,400 Acres of land in Yuba County zoned for timberland preserve and this amount of land will remain in constant because it has been and will always be one of the goals of Yuba County to preserve and to maintain prime productive forests lands in large parcel sizes for timber production usage. (GOAL "B")

4. Marysville Dam Area (21,000 Acres Approx.)

This land use designation has been recommended by the U.S. Department of the Army Corps of Engineers and the Yuba County Water Agency. However, the ultimate size of the dam cannot be determined at this time since there are many factors involved. It is safe to project that any land which would not be included in ultimate dam project will be designed for "Rural Residential with five (5) to twenty (20) acres per dwelling unit".

5. Industrial: General, Extractive, and Light (9,200 Ac. Approx.)

Presently there are approximately 8,200 acres of land which have been committed for various industrial uses. The proposed plan has suggested an additional 1,000 acres of land to be designated for industrial development. The rate of growth for industrial development in Yuba County has been slow but steady; therefore, the proposed 1,000 acres of land should be able to accommodate any new industrial development coming into Yuba County for the next 5 years. (GOAL "F")

6. COMMERCIAL (500 ACRES APPROX.):

Future commercial demand is determined by two basic projections: population growth and spendable income. Based on those two factors, the existing 400 acres of land developed with various commercial establishments and the proposed 100 acres of land for new commercial development should be able to satisfy the demand for the next five years. (GOAL "E")

7. Agriculture (118,710 Acres Approx.):

The most dominant economic force in Yuba County is agriculture; therefore, it has been and will always be the goal of this County to protect and maintain agricultural lands for the value of their products and economic impact. The most productive agricultural lands in the county are located on the Valley floors and are gradually being subdivided into small lots for residential development. Out of 100,000 plus acres of productive agricultural lands, over 10,000 acres have already been developed into residential use. In order to further strengthen the goal of this County, the proposed plan recommend that all productive agricultural lands be zoned with 40 to 160 acres minimum parcel size instead of the 5 acres minimum parcel size under the present zoning. (GOAL "C")

8. Rural Estate Residential (3,600 Acres Approx.):

One of the major problems in land use planning is how to protect agricultural lands threatened by adjacent urban development. this "incompatibility" is increasingly occurring in areas south of Olivehurst and west of the Yuba County Industrial Tract. Increased land values is the reason most often given for the conversion of agricultural lands to intensive residential development. Also, allowing urban densities next to agricultural uses intensifies the conflict because of the human and domestic animal intrusion into nearby agricultural

activities.

With this in mind, both the citizen committees and the planning staff recommended that a "buffer zone" should be placed in areas between urban and agricultural-related uses. Rural estate residential lots of one (1) to five (5) acres should serve as a good transition between standard residential density development and agricultural lands. Presently, there are approximately 1,000 acres of land developed as rural estate residential, and the proposed plan recommends that an additional 2,500 acres of land be designated for that purpose. The rural estate residential land use category will accomplish the following: (GOAL "J")

- (a) To use as a "buffer zone" between two incompatible land uses.
- (b) To allow limited numbers of animals be kept for non-commercial purposes.
- (c) To provide for single family residential development.

9. Low, Medium & High Density Residential (3,670 Ac.):

Presently, all the urbanized developments are located within the communities of Linda and Olivehurst. Out of the proposed 3,670 acres of land, approximately 1,230 acres have already been developed for low density residential, 900 acres for medium density residential, and 200 acres for high density residential.

According to the 1975 Census, there were 12,318 housing units and a 34,555 population in the unincorporated portion of the County. Based on the historical trend, the projected population growth rate may still be at a rate of 1% to 1 1/2% per year for the next ten to twenty years. This means that, on an average, a minimum of 350 to 400 new dwelling units will be needed every year in order to keep up with the population growth of the County. With this in mind, the proposed plan has recommended that an additional 400 acres of land be designated for low density residential developments, 800 acres for medium density residential developments, and 140 acres for high density residential developments. (GOAL "J")

10. Rural Residential (104,000 acres approx.):

As stated in the text earlier, it is the goal of Yuba County to protect and to preserve highly productive agricultural lands for agriculture uses only, and to direct all future urban development away from those areas.

Presently, there are approximately 58,000 acres of land in the foothill areas being developed for rural residential uses along with a few commercial facilities. The proposed plan recommends that an additional 46,000 acres of land in the foothill areas be designated for rural residential development in order to accomplish the following objectives: (GOALS "D" & "J")

- (a) To direct the residential growth away from the highly productive agricultural lands located in the valley floors.
- (b) To provide for residential development within a range of densities compatible with a rural character and life-style.

11. Open Space/Recreation (25,680 Acres Approx.):

This land use designation needs no justification because almost all the land under this designation has been developed for both active and passive recreational usage.

12. Planning Reserve:

Planning Reserve Area is located south and east of the Community of Linda. The objective of this land use designation is:

- (a) To discourage urban sprawl; and
- (b) To ensure the orderly expansion of urban level public facilities and services.

X. IMPLEMENTATION

This section identifies the appropriate planning tools needed to implement the goals and policies described in this document. Some of the major tools are:

A. ZONING:

Zoning is generally considered the primary tool for implementing the general plan. The State of California has required local government to adopt Land Use and Circulation Elements of their General Plans since 1955. However, it was not until January 1, 1974, that the State of California required that zoning ordinances shall be consistent with the general plan of the county or city. Section 65860(a) of the Government Code states that:

"County or city zoning ordinances shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if:

- (i) The city or county has officially adopted such a plan, and
- (ii) The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan."

The zoning ordinance is a set of regulations dealing with permitted uses, residential densities, lot sizes and other standards within each area or district. The written text must be accompanied by maps showing different zoning districts within each jurisdiction. The existing Yuba County Zoning Ordinance and maps shall be reviewed and amended to make sure it will be consistent with the goals and policies of this document.

B. SUBDIVISION REGULATION:

Section 66473.5 of the Government Code states that:

"No local agency shall approve a map unless the legislative body shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 of Chapter 3 of Division 1 of this Title, or any specific plan adopted pursuant to Article 8 of Chapter 3 of Division 1 of this Title.

A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, and general land uses and programs specified in such a plan."

Like zoning, subdivision regulation is a tool for implementing the general plan. The State Subdivision Map Act gives cities and counties three broad authorities to regulate subdivisions:

1. To regulate the design and improvement. Design and improvement include the physical layout of a subdivision, dedications of public improvements and easements, and other measures. (Government Code Section 66411)
2. To require dedications of public improvements or the payment of in-lieu fees for streets, drainage, utility easements, bicycle paths, etc. (Government Code Sections 66475, 66475.1, 66477, etc.)
3. To make findings that the proposed subdivision is consistent with the general plan and the applicable specific plan. If a local government cannot make these findings, it must deny the subdivision. (Government Code Sections 66473.5, 66474, 66474.60 and 66474.61)

The subdivision ordinance is a set of standards regulating land division. It regulates lot sizes; installation of curbs, gutters, sidewalks; locations, widths, grades and surfacing of new streets; installation of utilities; and any other improvements as required by the State Subdivision Map Act.

C. CAPITAL FACILITIES:

Sections 65401, 65402, and 65403 of the Government Code requires all departments within the city or county and all other local governmental agencies and special districts annually submit to the planning agency a list of projects being planned or constructed in the coming year. The planning agency must review the projects for conformity to the general plan.

There are two purposes for the above requirements:

1. To insure an orderly scheduling and investment of public funds.
2. To insure all new capital facilities be located and constructed in concert with the growth projections.

In order to implement the above mentioned purposes, Yuba County shall inform all local governmental agencies concerning Section 65401, 65402, and 65403 of the Government Code.

D. SPECIFIC PLANS:

Sections 65450 and 65450.1 of the Government Code authorizes cities and counties to adopt specific plans for implementing the general plans in designated areas. Specific plans are most commonly used in areas of transition and to speed up local permit processing and environmental review.

Preparation and adoption of a specific plan is the most appropriate planning tool for the foothill communities. The plan will delineate the boundary of the community, the location of and standards for land uses, population density, standards for supporting facilities, and other measures.

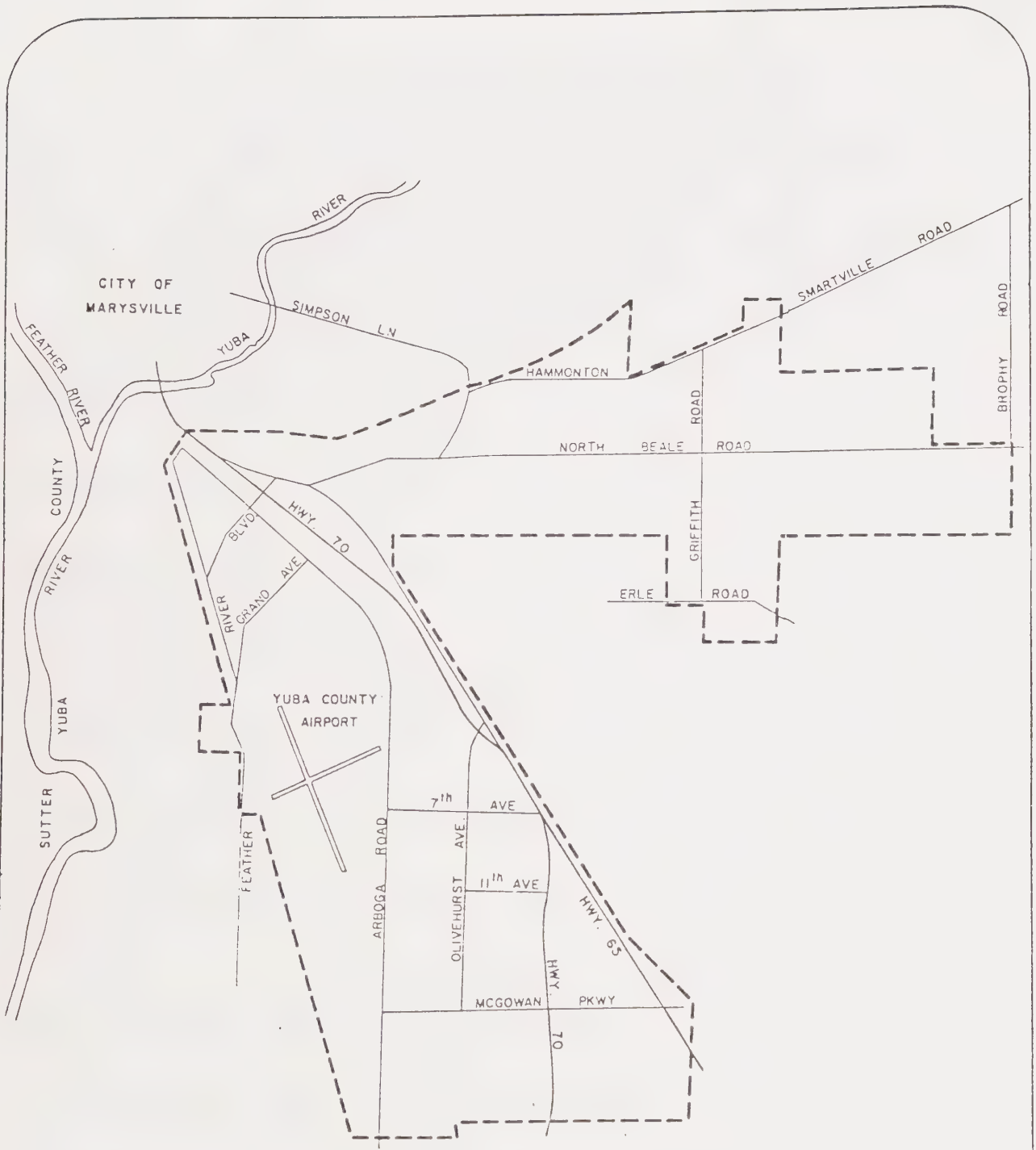
E. PLAN COORDINATION:

The General Plan provides plans for future land use areas within the spheres of influence of the Cities of Marysville, Wheatland and the County of Yuba. Since the City's (Marysville and Wheatland) General Plan designates areas for land uses beyond its jurisdictional boundaries, coordination between the County of Yuba and the two cities is essential in order to assure sound planning. Lands which are currently located outside of these two cities' incorporated boundaries will probably remain unincorporated for many years; therefore, the County of Yuba must practice strong enforcement of all policies in order to assure that any development occurring within the cities' spheres of

influence be the same as required by the cities of Marysville and Wheatland. The County of Yuba shall actively encourage both cities to "pre-zone" certain areas as authorized by Section 65859 of the Government Code. Section 65859 states: "A city may pre-zone unincorporated territory adjoining the city for the purpose of determining the zoning that will apply to such property in the event of subsequent annexation to the city.....Such zoning shall become effective at the same time that the annexation becomes effective."

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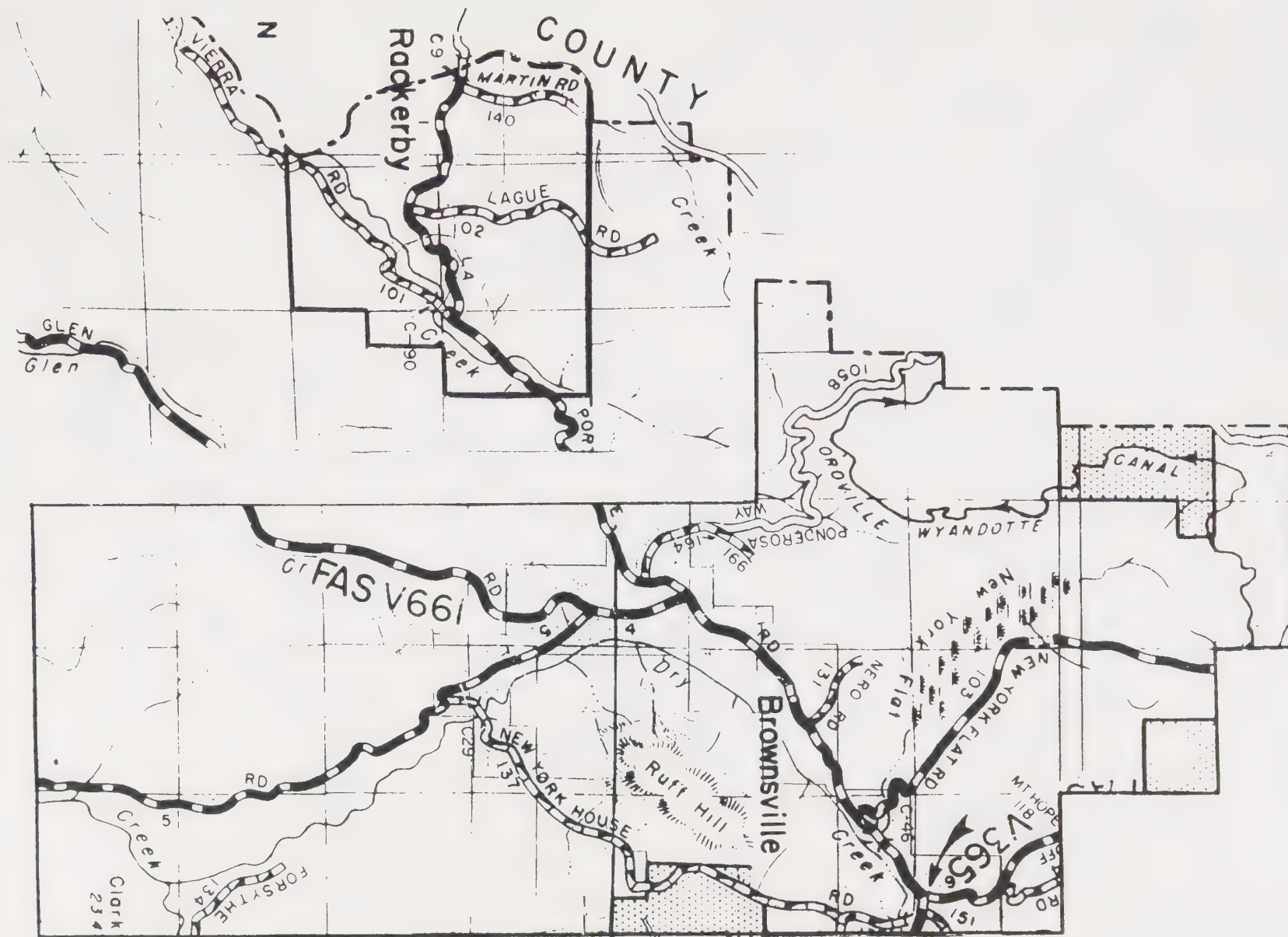
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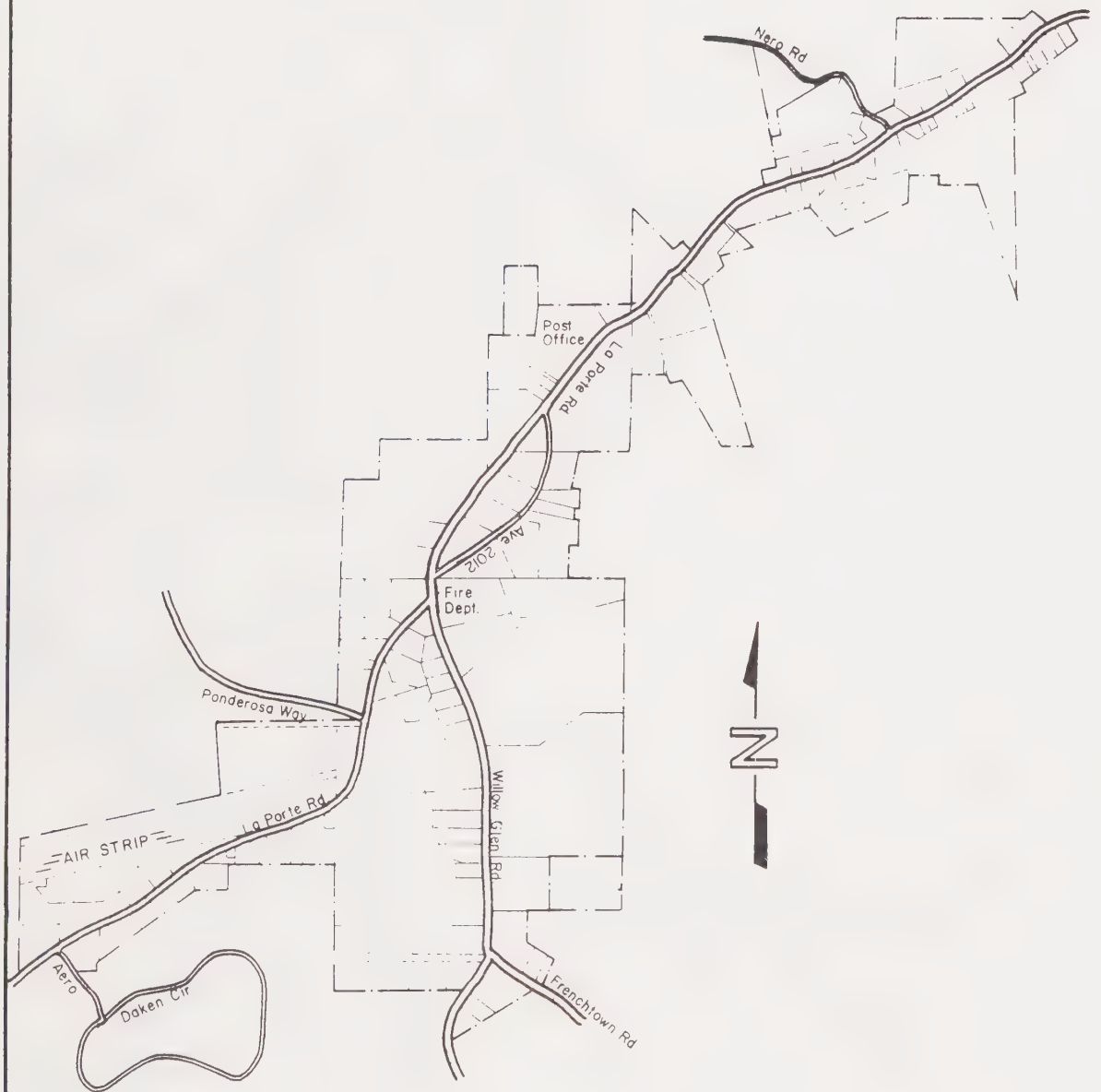
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BOUNDARY





BROWNSVILLE / RACKERYBY

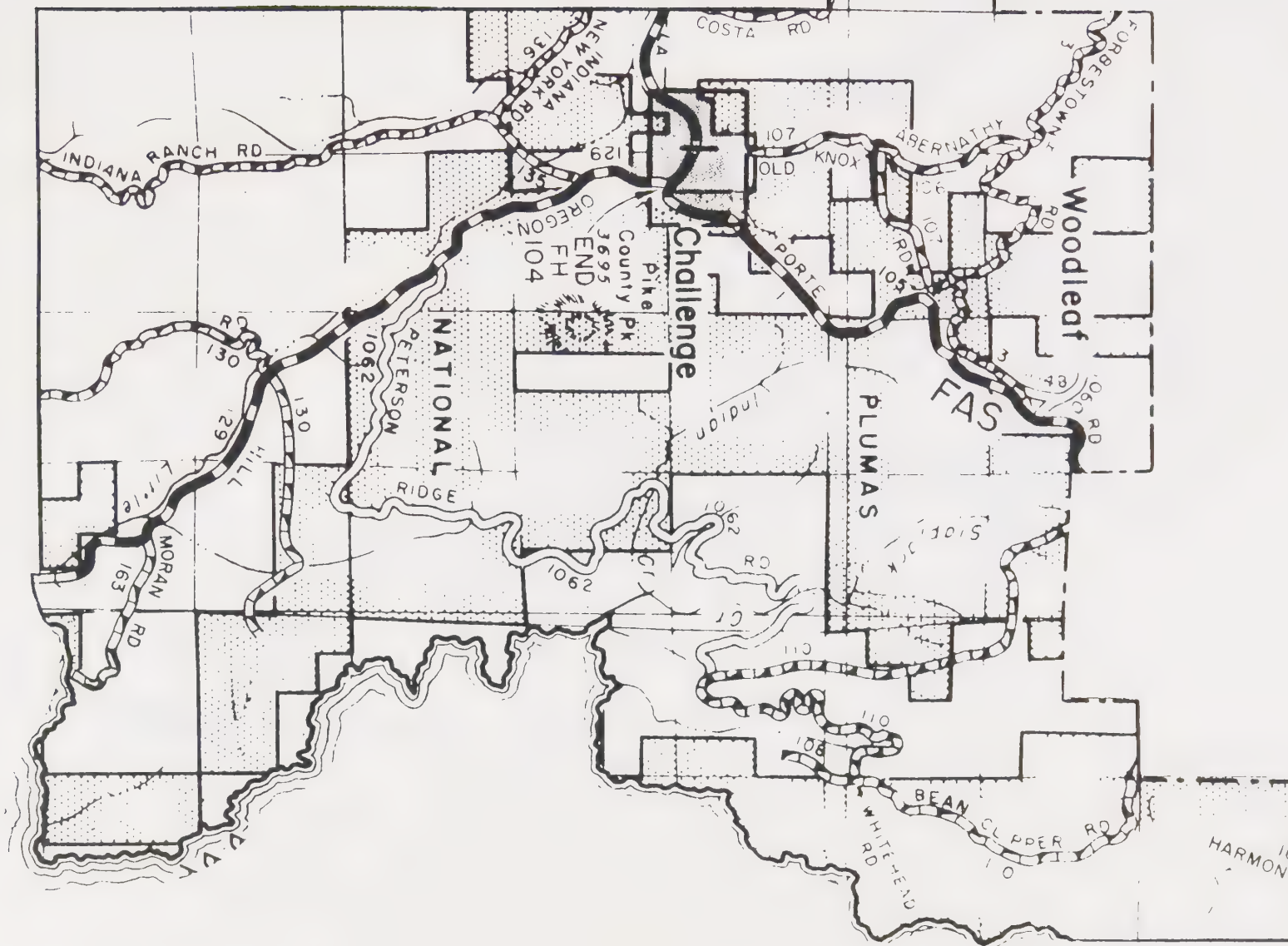




CAMPTONVILLE

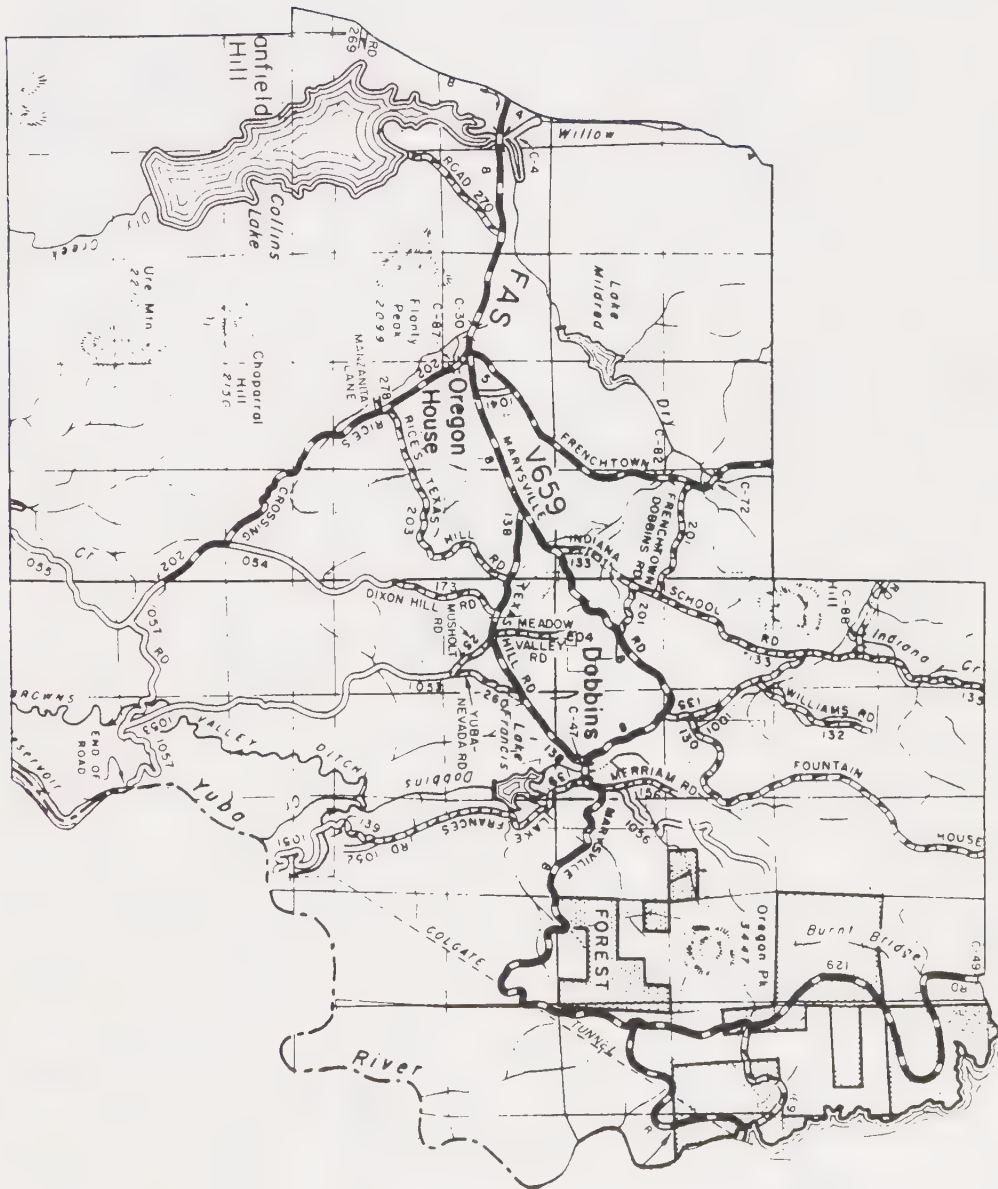


CAMPTONVILLE



CHALLENGE



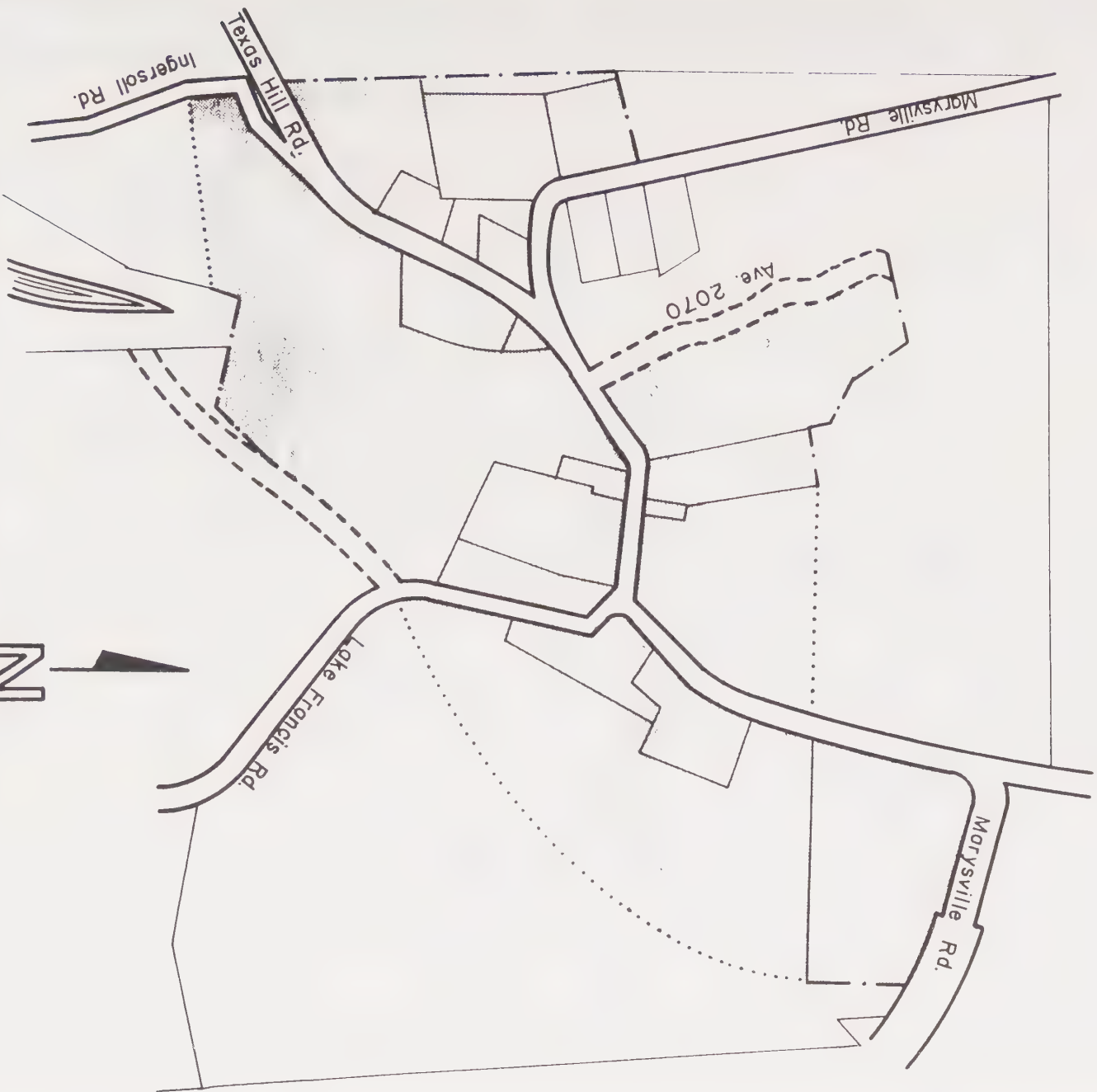


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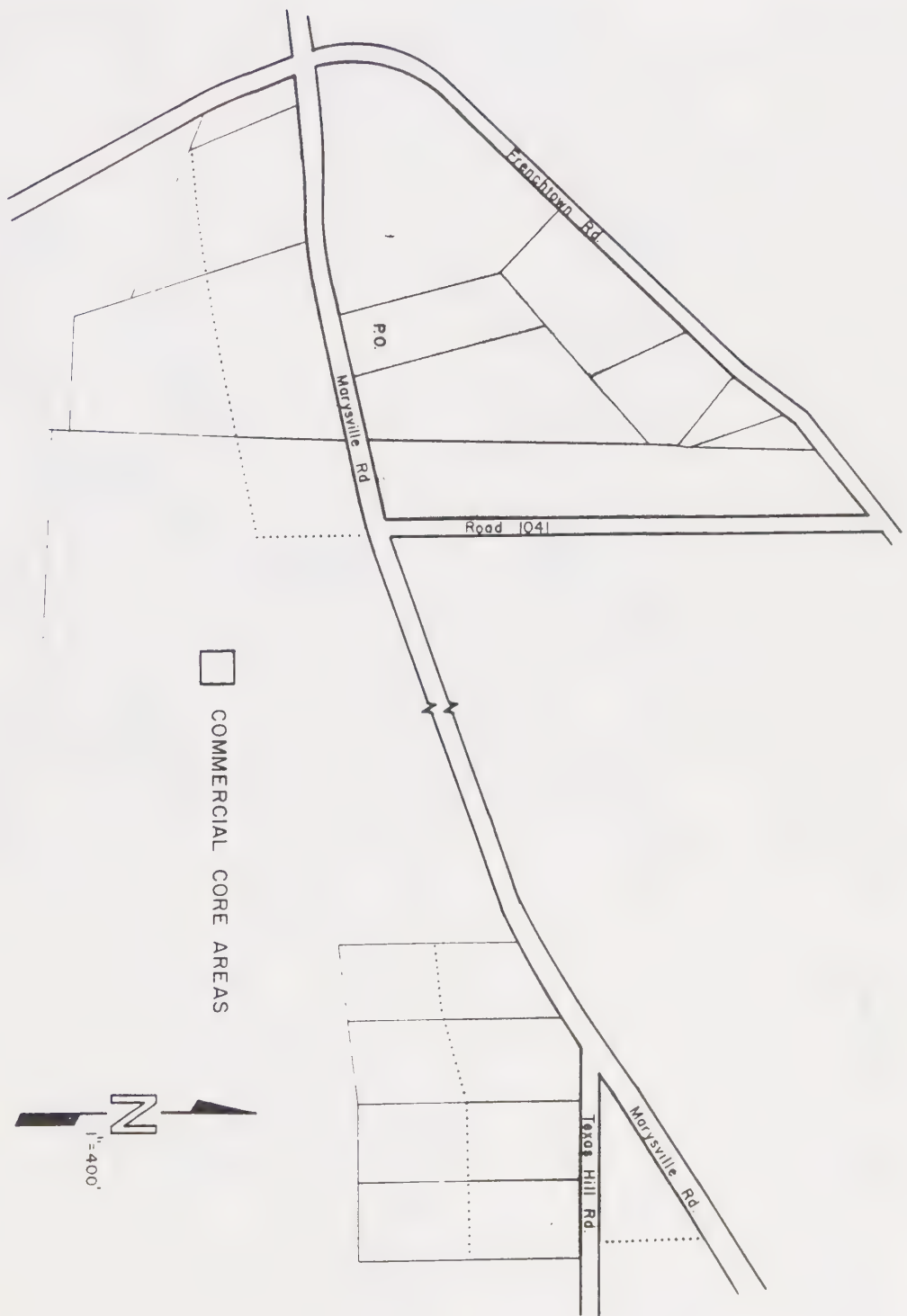


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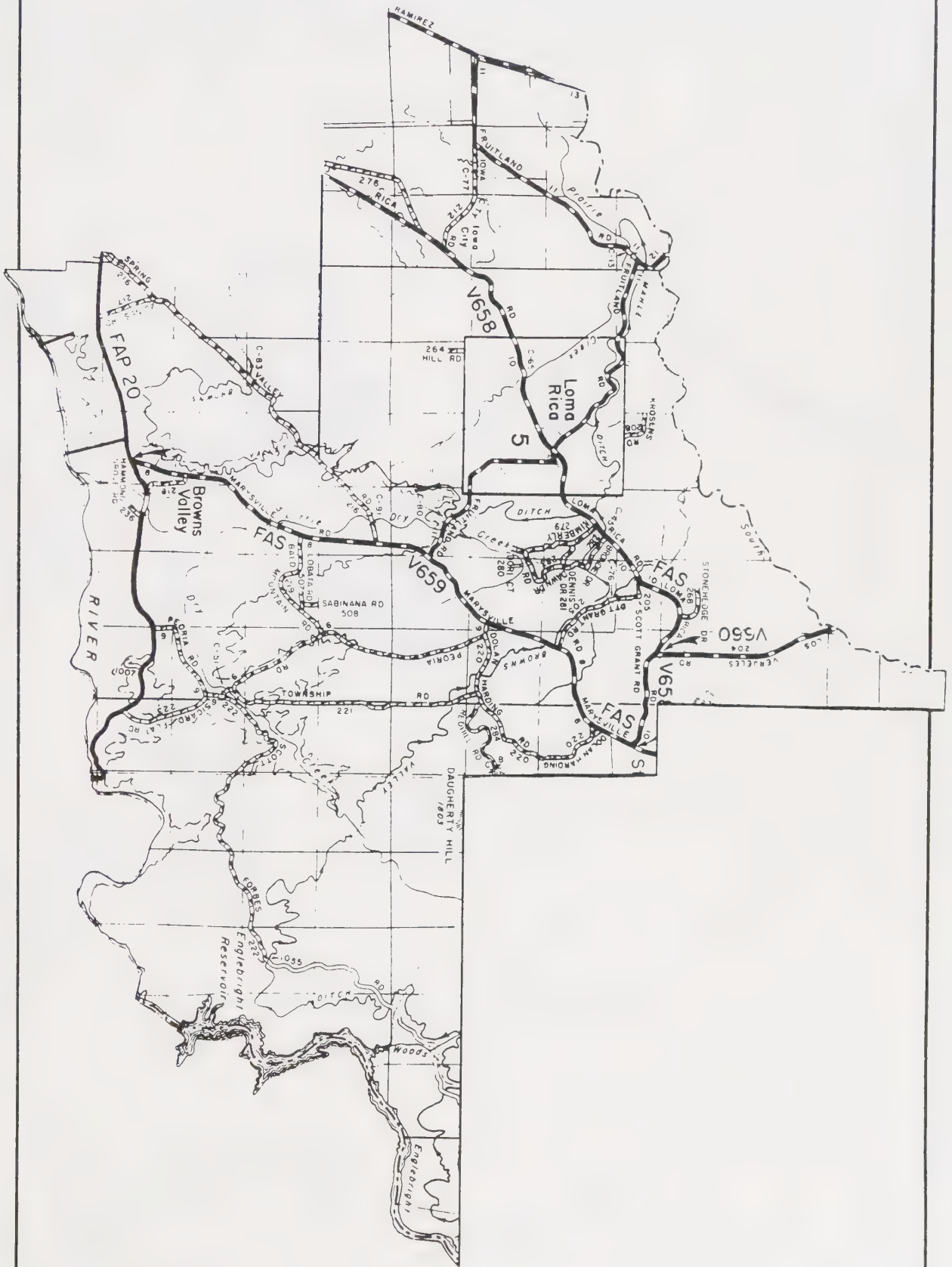


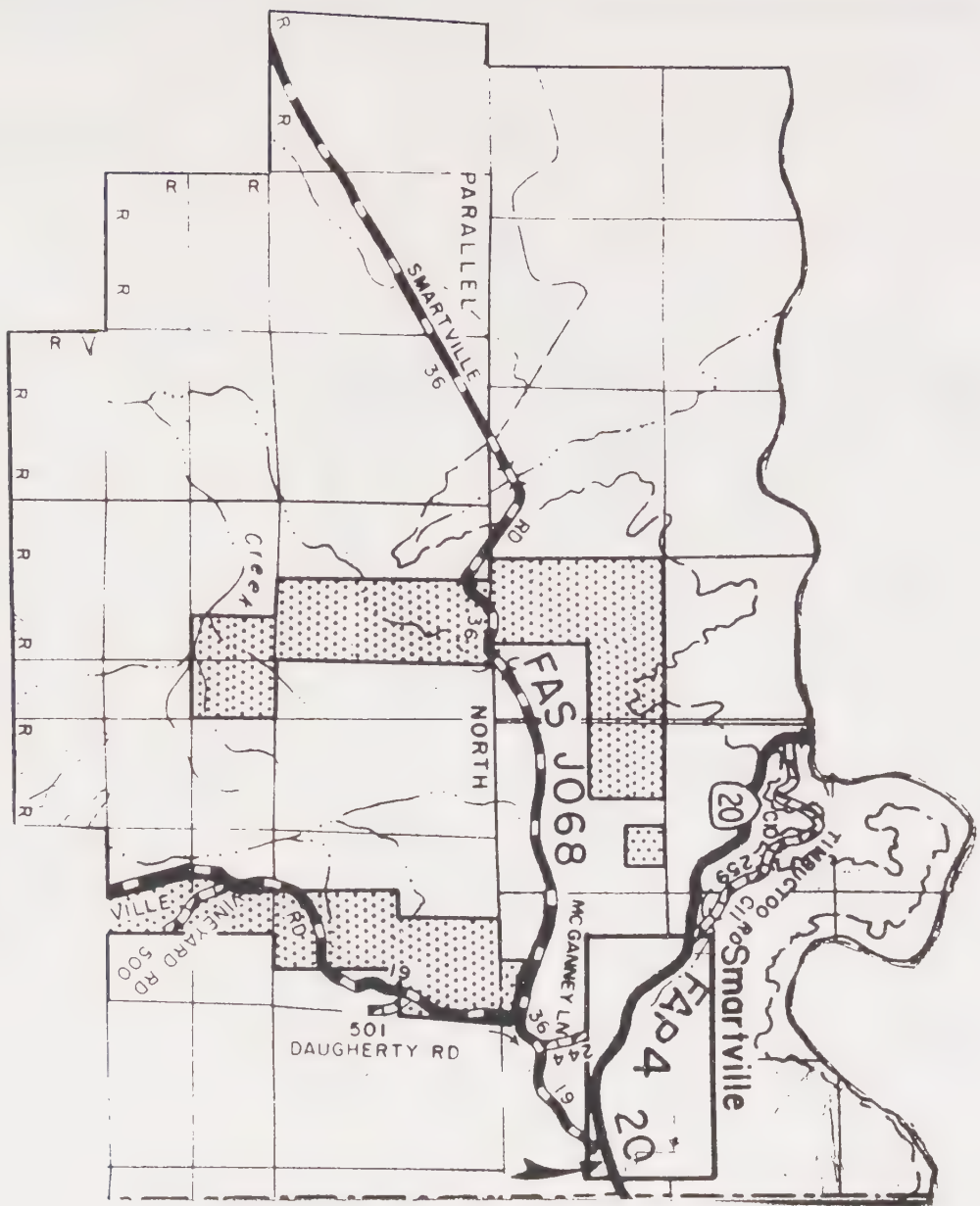
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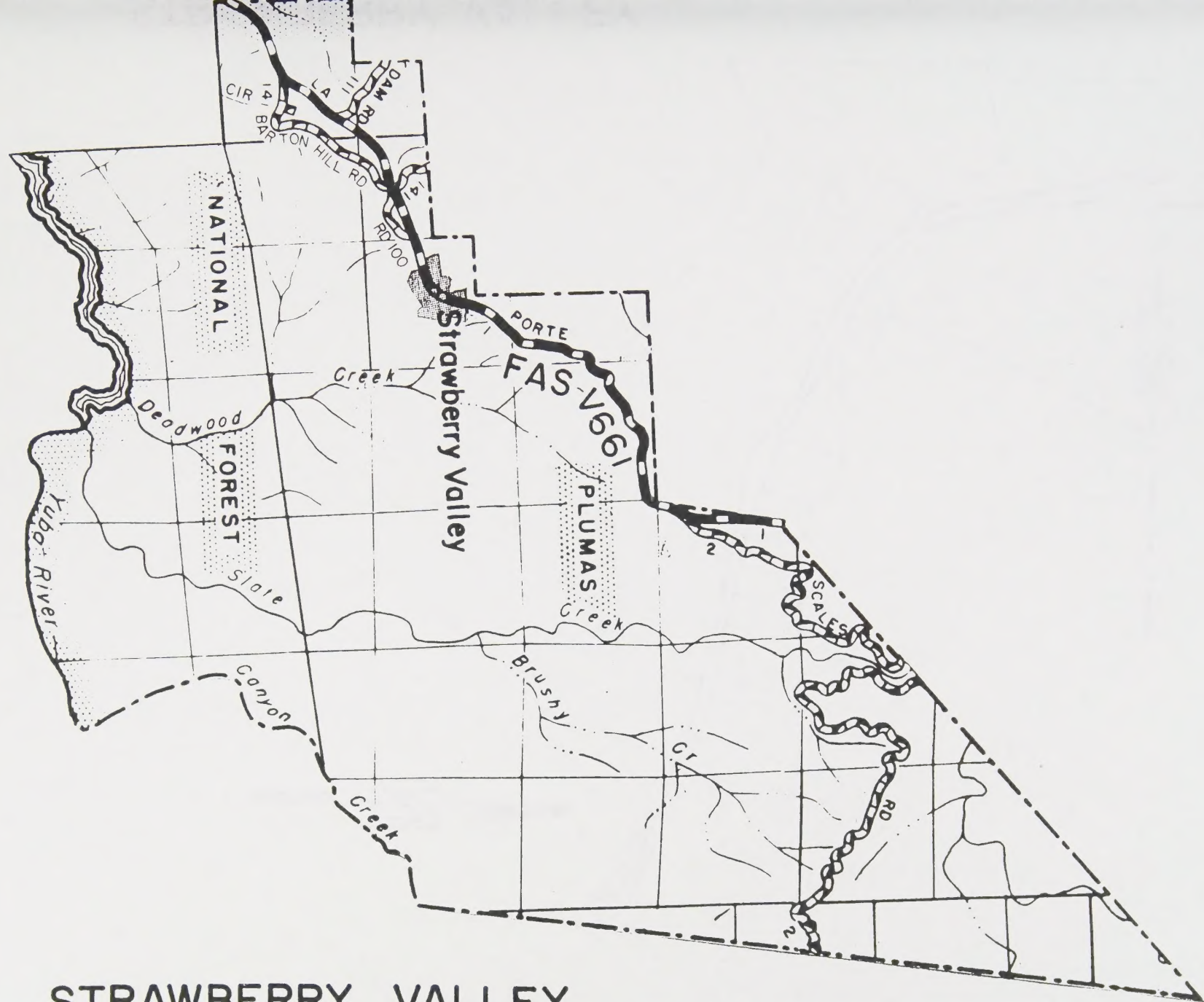


LAURELLEN ROAD



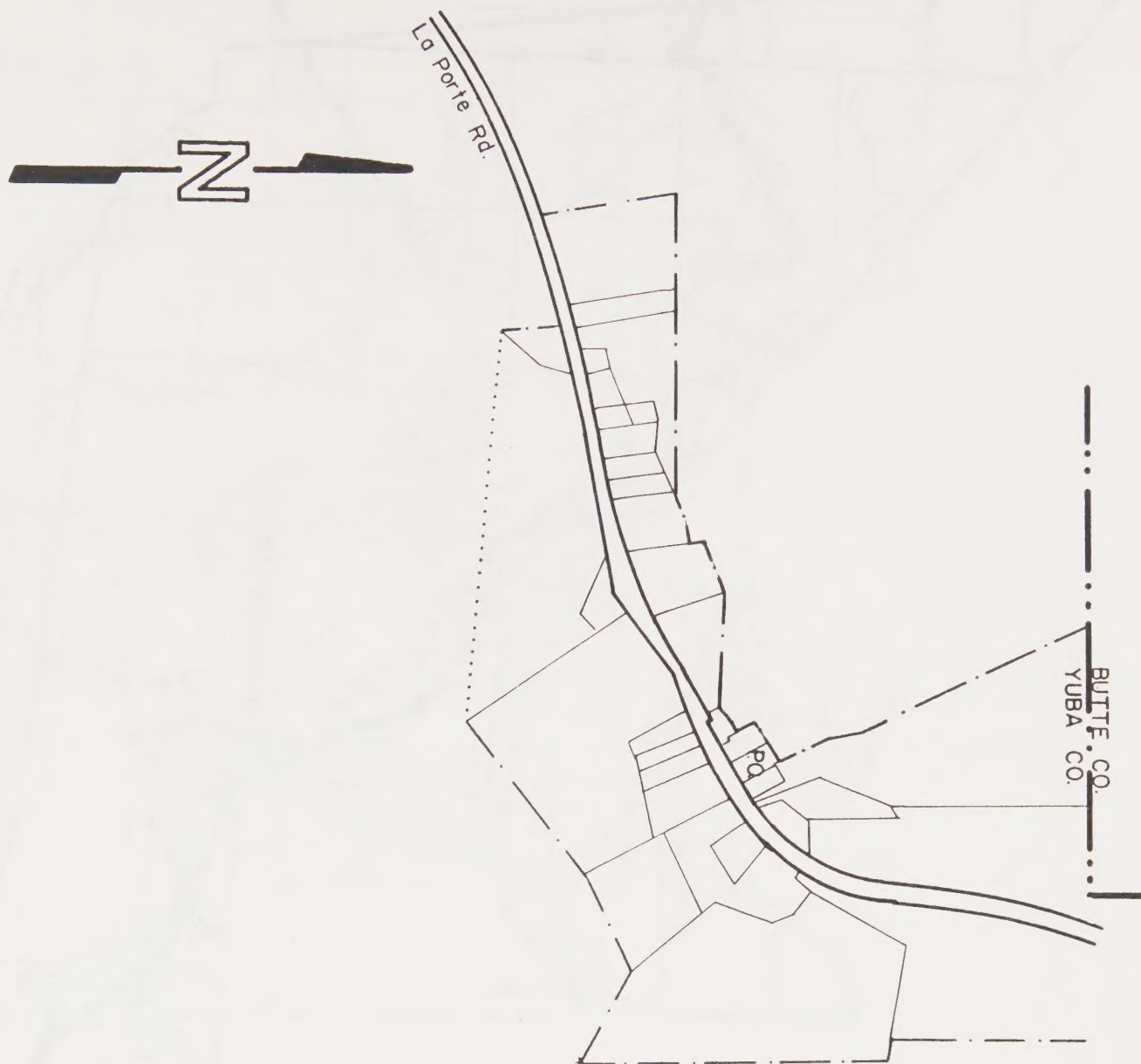


SMARTVILLE



STRAWBERRY VALLEY

STRAWBERRY VALLEY



U.C. BERKELEY LIBRARIES



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